

Heritage Preservation Plan

A Resolution of the City of Plano, Texas, adopting a new heritage preservation plan, also known as the 2024 Heritage Preservation Plan, and approving it as the guiding policy document for the City's heritage preservation program and related activities of the City of Plano; repealing the former preservation plan; and providing an effective date.

WHEREAS, the City Council declares that preservation of the City's heritage, including recognition and protection of historic landmarks and icons, promotion of the historic culture, enhancement of the public's knowledge of the City's past, and development of civic pride in the beauty and accomplishments in the past, is a public necessity and is required in the interest of the culture, prosperity, education and welfare of the citizens of Plano; and

WHEREAS, the City Council assigned the Heritage Commission the responsibility of preparing and maintaining a heritage preservation plan; and

WHEREAS, the Heritage Commission has considered the proposed new heritage preservation plan and has recommended its acceptance during its meeting on May 21, 2024; and

WHEREAS, the City Council recognizes that the new heritage preservation plan is an effective tool for managing growth, revitalizing neighborhoods, fostering local pride and maintaining community character while enhancing livability; and

WHEREAS, the City Council adopted the current Heritage Preservation Plan by Resolution No. 2018-11-23(R) and wishes to repeal that plan and replace it with a new heritage preservation plan; and

WHEREAS, the City Council, having been presented the proposed new heritage preservation plan upon full review and consideration thereof and all matters attendant and related thereto, is of the opinion that this document should be approved, adopted, and utilized as the guiding policy document for the City's heritage preservation program and related activities of the City of Plano.

IT IS, THEREFORE, RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

Section I. The City of Plano Heritage Preservation Plan adopted through Resolution No. 2018-11-23(R) is hereby repealed.

Section II. The new heritage preservation plan, a copy of which is attached hereto as Exhibit A and incorporated herein by reference, having been reviewed by the City Council of the City of Plano and found to be in the best interest of the City of Plano and

its citizens, is hereby approved and adopted. It shall be utilized as the guiding policy document for the City's heritage preservation program and related activities of the City of Plano.

Section III. The appendices of the new heritage preservation plan may be amended by City of Plano staff, in their discretion, as needed from time to time, including but not limited to adjusting facts, figures, inventories, and descriptions or graphic depictions of existing conditions.

Section IV. This resolution shall become effective immediately upon its passage.

PASSED AND APPROVED on the 10th day of June, 2024.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

HERITAGE PRESERVATION PLAN

CITY OF
PLANO, TX



JUNE
2024



ACKNOWLEDGMENTS

CITY COUNCIL

Honorable Mayor **John Muns**
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In honor of Steve Sims, whose invaluable contributions to the study of Plano's history and unwavering commitment to the Planning Department will forever inspire us, we dedicate this Heritage Preservation Plan as a testament to his enduring legacy.



About the Cover: The cover photos show a selection of the existing heritage structures and districts that stood in Plano's earliest days, such as Downtown storefronts, the award-winning Wyatt House in Haggard Park, and the Heritage Farmstead Museum. Beside these is the Texas Pool. Built during Plano's period of postwar growth and development, it became a Heritage Landmark in 2023. Potential heritage structures and districts built in the same period are included as well, such as Country Burger, Thunderbird Roller Rink, and homes in the Park Forest and Southwood Estates neighborhoods.

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ALDRIDGE HOUSE

CHAPTER 1: INTRODUCTION

PURPOSE OF THE HERITAGE PRESERVATION PLAN

Plano is perhaps best known for its rapid suburban growth in the last half of the 20th century. Less known, however, is that it also boasts a richness of cultural resources that represent the span of the city's history back to 1840, when the first settlers arrived in the area. Over many years, the community has taken substantial steps to protect and preserve its historical, architectural, and cultural heritage. The city's first Heritage Preservation Plan, adopted in 1981, established an inventory of historic structures and recommended individual properties for designation as local landmarks. Since that time, the city has experienced significant investment in the restoration and rehabilitation of its heritage resources. The city's two designated heritage districts, Haggard Park and Downtown (which is also designated as a National Register Historic District), continue to evolve with a mix of new infill development while balancing the preservation of their historic and cultural resources.

While Plano continues to value its historic resources, there are many factors that threaten to diminish their preservation. Redevelopment pressures often encourage incompatible and irreversible alterations or even demolition. Continually rising maintenance costs and property taxes make it increasingly difficult to care for historic buildings, leading to deterioration and neglect. A social, cultural, and political environment that has to balance preservation with other city priorities can be discouraging to preservation advocates. Responding to these factors in strategic ways is the key to an effective preservation program and a primary reason for this Plan.

While challenges will continue, this is a particularly opportune time for preservation in Plano due to new, exciting trends and topics, including:

- ▲ An increasing understanding of the roles that preservation and neighborhood conservation play in sustainability and how they complement many other community development objectives.
- ▲ The use of new tools to protect heritage resources, such as conservation districts, are being explored, and more recent architectural styles, such as mid-century modern, are being studied as potential heritage resources.
- ▲ The formation of new partnerships in which a variety of groups promote historic properties in their work programs, such as healthcare providers, cultural institutions, educational groups, and parks departments.
- ▲ Due to Plano's rapid growth in the mid-20th century, there is now a large increase in the number of buildings that meet the 50-year-old minimum threshold for historic eligibility.



PLAN DEVELOPMENT

“

“Make preservation a part of everyday life for the citizens of Plano.”

- 2018 Plan Update Survey Participant

”

This 2024 update of the Heritage Preservation Plan further refines Plano’s preservation program to help coordinate preservation efforts and place this work into a broader framework of community and economic development objectives. The Heritage Preservation Plan will guide the city’s preservation efforts and provide for their integration into the broad range of plans, programs, and activities that will shape the community for the next five years.

The Heritage Preservation Plan is not a regulatory tool; rather, it is a policy document that:

- ▲ Creates a strategic framework for preservation efforts over the next five years and will be used by city staff, property owners, preservation stakeholders, and community members.
- ▲ Does not commit the City to action, designate new properties as historic, regulate historic properties, or impose any restriction on property owners.
- ▲ Sets policies for the heritage preservation program moving forward, states overarching goals, and identifies key actions to work toward policy objectives.
- ▲ Identifies properties that may be eligible for designation at the local level.

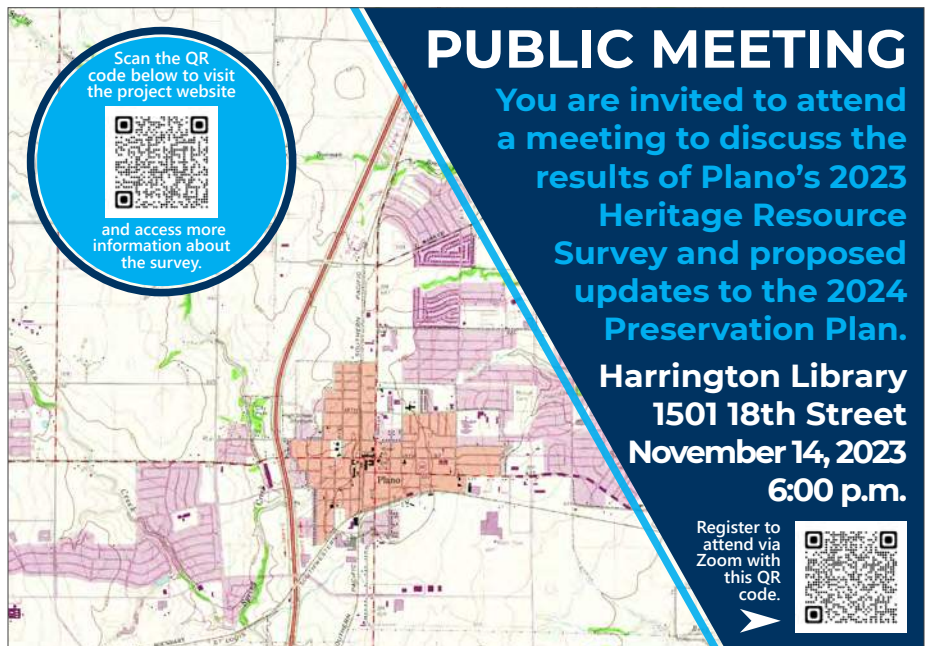
THE PROJECT STEPS

- 1** Set Up Project Web Page (May 15, 2023)
- 2** Mailed Approximately 7,900 Letters to Notify Survey Area Residents About Public Meeting #1 (May 15, 2023)
- 3** Public Meeting #1 (In-Person & Via Zoom) for Heritage Resource Survey (June 6, 2023)
- 4** Online Questionnaire & Meeting #1 Recording Posted to the Project Web Page (June 7, 2023)
- 5** Field Survey by HHM & Associates (June, 2023)
- 6** Policies, Actions, and Implementation Matrix Discussed with the Heritage Commission (October 24, 2023)
- 7** Mailed Approximately 7,900 Postcards to Notify Survey Area Residents About Public Meeting #2 (October 26, 2023)
- 8** Public Meeting #2 (In-Person & Via Zoom) for Heritage Resource Survey (November 14, 2023)
- 9** Online Questionnaire & Meeting #2 Recording Posted to Project Web Page (November 15, 2023)
- 10** Chapter 1 & 2 Draft Discussion with Heritage Commission (November 28, 2023)
- 11** Chapters 3, 4, & 6 Draft Discussion with Heritage Commission (December 20, 2023)
- 12** Heritage Resource Survey Report Presentation & Chapter 5 Draft Discussion with Heritage Commission (January 30, 2023)
- 13** Heritage Commission Approval (May 21, 2024)
- 14** City Council Adoption (June 2024)

COMMUNITY OUTREACH

The principal update to the 2024 Heritage Preservation Plan is the Heritage Resource Survey, which examined subdivisions and properties with structures built between 1970 and 1975. Public outreach for the plan update began in May of 2023, when all property owners within the survey area were invited to a public meeting, during which they were informed of the survey project's process, goals, and possible outcomes. HHM & Associates (HHM) led the meeting, conducted the survey, and distributed questionnaires to participants so they could share information about their neighborhood or property. A second public meeting was held in November of 2023 to share the results of the survey. Additionally, city staff created a website to inform community members about the project and to distribute information about public meetings, survey methods, and survey results. Additional outreach efforts included:

- ▲ City of Plano Website
- ▲ Plano Planning Department Website
- ▲ Heritage Resource Survey 2023 Website
- ▲ Plano Planning Department Heritage Preservation Newsletter
- ▲ City of Plano Facebook
- ▲ City of Plano Instagram
- ▲ Public Hearings at Heritage Commission & City Council
- ▲ Letters and Postcards to Owners of Survey Properties
- ▲ Plano City News



This postcard was sent to survey area residents ahead of the second public meeting in November of 2023.

49

Public Meeting #1 Attendees



The first public meeting for the Heritage Resource Survey project was held on June 6, 2023, and introduced survey area property owners to the survey project and possible results, including possible listing of their neighborhoods or properties as Potential Heritage Resources (PHRs) or potential Neighborhood Conservation Districts (NCDs) and what such a listing would mean for property owners.

68

Public Meeting #2 Attendees



The second public meeting for the Heritage Resource Survey project was held on November 14, 2023, and informed survey area property owners of the results of the survey, identifying which subdivisions and parcels met the eligibility criteria for listing as PHRs or NCDs.

A VISION FOR PRESERVATION IN PLANO

A robust heritage preservation program supports efforts toward a more vibrant city with an active downtown, well-kept older neighborhoods, and cherished heritage locations for its citizens. This vision for preservation includes these aspects:

1.

HERITAGE RESOURCES ARE INTEGRAL TO LIFE IN PLANO.

In the future, heritage preservation in Plano will continue to be a vital part of overall community development policies and objectives. It serves as an important tool in economic development, public health, sustainability, housing, and cultural enrichment. In this respect, it embraces a holistic approach to planning and development.

2.

HERITAGE RESOURCES CELEBRATE THE CITY'S CULTURAL HERITAGE.

Heritage resources enable people to feel a sense of connection with their past and with the community as a whole. Historic properties also provide opportunities to interpret Plano's history.

3.

A NETWORK OF INDIVIDUALS AND ORGANIZATIONS SUPPORTS HERITAGE PRESERVATION.

Property owners, preservation organizations, city staff, and interested Plano community members take part in heritage preservation work and activities throughout the community. These efforts ensure that a strong network of preservation partners is created.

4.

HERITAGE PRESERVATION IS SOLUTIONS-ORIENTED.

The program helps owners find solutions for maintaining historic properties in active and appropriate uses.

5.

HERITAGE PRESERVATION LOOKS FORWARD WHILE VALUING THE PAST.

The program seeks ways in which historic properties help maintain the vitality of the city. It is forward-looking, helping the community meet its aspirations for the future in ways that make the best use of its older built resources.

6.

HERITAGE PRESERVATION IS INTEGRATED INTO PLANNING EFFORTS.

Many departments and organizations in the community recognize the value of historic properties and employ strategies that support heritage preservation as they seek to achieve their individual goals.

7.

THE CITY'S HERITAGE PRESERVATION PROGRAM IS READILY ACCESSIBLE.

Program components are easy to understand and user-friendly, allowing anyone to participate in the system at a variety of levels. They can engage in researching and nominating resources for designation and can easily comment on city preservation activities.

8.

THE HERITAGE PRESERVATION PROGRAM PROVIDES GUIDANCE FOR THE TREATMENT OF HISTORIC PROPERTIES.

Heritage resources are identified and described in a manner that helps people understand their significance and interpret their association with the community. Properties are then listed or designated in a manner that helps facilitate informed management of the properties. A set of tools is then applied - including regulations, design standards, incentives, and benefits – which are coordinated with this evaluation and designation system.

9.

HERITAGE RESOURCES ARE KEY TO THE CITY'S SUSTAINABILITY INITIATIVES.

Preserving heritage resources is a fundamental part of a comprehensive approach to sustainability. Keeping historic properties in active use conserves the energy embodied in their creation. Historic buildings can also operate in energy-conserving ways, and compatible retrofits for energy conservation are encouraged.

10.

PLANO'S CITIZENS UNDERSTAND THE IMPORTANCE OF AND CELEBRATE THE COMMUNITY'S HISTORY AND HERITAGE RESOURCES.

Outreach and educational efforts bring awareness of Plano's heritage resources to citizens throughout the community, especially those who do not regularly encounter Plano's downtown concentration of heritage resources. These efforts will place special attention on attracting new demographics, such as millennials and young families.

HOW THE HERITAGE PRESERVATION PLAN IS USED

The Heritage Preservation Plan is a policy document to guide preservation work over the next five years. These efforts are led by the City and distributed amongst preservation partners throughout the community. Prior to this Plan update, the City adopted six previous Preservation Plans, beginning in 1981, to guide preservation efforts. While some efforts are ongoing and can be traced as the result of recommendations across multiple plans, other accomplishments can be seen as a direct result of a single Preservation Plan. Accomplishments from previous plans include:

1981 PRESERVATION PLAN RESULTS

Plan Recommendations	Plan Accomplishments
<ul style="list-style-type: none"> 33 buildings recommended as local landmarks Establish Downtown as a tax increment finance (TIF) district 	<p>7 PROPERTIES RECEIVED HISTORIC DESIGNATION</p>
	<p>1984 WHILE A TAX INCREMENT FINANCE (TIF) DISTRICT WAS NOT ESTABLISHED, A TAX EXEMPTION PROGRAM WAS CREATED IN 1984</p>

1986 PRESERVATION PLAN RESULTS

Plan Recommendations	Plan Accomplishments
<ul style="list-style-type: none"> 33 buildings recommended for individual designation and 64 buildings recommended as having potential for district designation Keep careful watch on zoning, land uses, and condition of the structures to reduce the threat of demolition Continue working towards Certified Local Government (CLG) status 	<p>10 PROPERTIES RECEIVED HISTORIC DESIGNATION</p>
	<p>1989 DEMOLITION DELAY ESTABLISHED</p>
	<p>1989 PLANO BECOMES A CLG COMMUNITY WITH THE TEXAS HISTORICAL COMMISSION</p>

1992 PRESERVATION PLAN RESULTS

Plan Recommendations	Plan Accomplishments
<ul style="list-style-type: none"> Public awareness and education should be a major priority for the Historic Landmark Committee (now the Heritage Commission) Adoption of design guidelines is crucial to encourage contemporary infill development Continued support for additional designations, both individual and for districts 	<p>1993 DESIGN GUIDELINES ADOPTED FOR PLANO'S HISTORIC AREAS</p>
	<p>1999 HAGGARD PARK HERITAGE DISTRICT AND SEVEN INDIVIDUAL HERITAGE RESOURCES DESIGNATED</p>
	<p>2001 PLANO CONSERVANCY FOR HISTORIC PRESERVATION FOUNDED</p>

2002 PRESERVATION PLAN RESULTS

Plan Recommendations	Plan Accomplishments
<ul style="list-style-type: none"> ▲ Designate Downtown as a heritage district ▲ 42 properties listed as potentially eligible for designation ▲ Develop design guidelines to guide maintenance, in-kind repairs, and infill development 	<div style="display: flex; align-items: center;"> <div style="background-color: #2e5436; color: white; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">2003</div> <div>DOWNTOWN HERITAGE RESOURCE OVERLAY DISTRICT DESIGNATED</div> </div>
	<div style="display: flex; align-items: center;"> <div style="background-color: #2e5436; color: white; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">9</div> <div>BUILDINGS DESIGNATED AS INDIVIDUAL HERITAGE RESOURCES BETWEEN 2003-2006</div> </div>
	<div style="display: flex; align-items: center;"> <div style="background-color: #2e5436; color: white; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">2003</div> <div>DOWNTOWN HERITAGE RESOURCE DISTRICT DESIGN GUIDELINES DRAFTED</div> </div>

2011 PRESERVATION PLAN RESULTS

Plan Recommendations	Plan Accomplishments
<ul style="list-style-type: none"> ▲ Encourage rehabilitation of heritage properties and compatible building designs in and around heritage districts, and update the design guidelines document as needed ▲ Identify potential heritage resources by reviewing 2002 list and amending as needed ▲ Promote events in and around historic areas 	<div style="display: flex; align-items: center;"> <div style="background-color: #a52a2a; color: white; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">2016</div> <div>DOWNTOWN HERITAGE RESOURCE DISTRICT DESIGN STANDARDS UPDATE</div> </div>
	<div style="display: flex; align-items: center;"> <div style="background-color: #a52a2a; color: white; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">2017</div> <div>DOWNTOWN LISTED IN NATIONAL REGISTER OF HISTORIC PLACES</div> </div>
	<div style="display: flex; align-items: center;"> <div style="background-color: #a52a2a; color: white; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">2017</div> <div>HERITAGE TAX EXEMPTION ORDINANCE UPDATE</div> </div>
	<div style="display: flex; align-items: center;"> <div style="background-color: #a52a2a; color: white; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">2017</div> <div>L.A. DAVIS CEMETERY DESIGNATED AS AN INDIVIDUAL HERITAGE RESOURCE</div> </div>
	<div style="display: flex; align-items: center;"> <div style="background-color: #a52a2a; color: white; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">2018</div> <div>UPDATED HERITAGE RESOURCE SURVEYS FOR DOWNTOWN & HAGGARD PARK</div> </div>
	<div style="display: flex; align-items: center;"> <div style="background-color: #a52a2a; color: white; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">2018</div> <div>HERITAGE PRESERVATION ORDINANCE UPDATE</div> </div>
	<div style="display: flex; align-items: center;"> <div style="background-color: #a52a2a; color: white; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">2018</div> <div>SAIGLING HOUSE ADDED TO NATIONAL REGISTER</div> </div>
	<div style="display: flex; align-items: center;"> <div style="background-color: #a52a2a; color: white; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">2018</div> <div>COLLINWOOD HOUSE RELOCATION</div> </div>

2018 PRESERVATION PLAN RESULTS

Plan Recommendations	Plan Accomplishments
<ul style="list-style-type: none"> ▲ Work with historic property owners to make use of financial incentives to aid in preservation, and coordinate with developers to safeguard heritage resources ▲ Develop criteria for designation of neighborhood conservation districts ▲ Survey neighborhoods built between 1970 & 1979 ▲ Encourage heritage tourism, event programming in heritage districts, and educational initiatives to bolster public recognition of Plano’s heritage resources ▲ Integrate energy efficiency principles into all new and updated preservation documents. ▲ Compile stories about Plano’s history and culture in a central location that is easily accessible, such as city libraries. ▲ Consider regulations to permit the use of accessory dwelling units (ADUs) where appropriate and provide educational information to property owners on the benefits of ADUs in neighborhood stabilization efforts. ▲ Develop a plan to address preservation emergencies due to natural disasters, including expedited Certificate of Appropriateness review following an emergency. ▲ Develop a comprehensive, citywide interpretive sign and marker program to create a recognizable and consistent design that highlights historic districts, neighborhoods, streets, buildings, etc. throughout Plano. ▲ Create and update Heritage District design standards as needed. 	<div style="display: flex; align-items: center;"> <div style="background-color: #4a4a8a; color: white; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">2018</div> <div>HAGGARD PARK HERITAGE DISTRICT SURVEY UPDATE</div> </div>
	<div style="display: flex; align-items: center;"> <div style="background-color: #4a4a8a; color: white; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">2019</div> <div>ZONING ORDINANCE UPDATED TO ALLOW ACCESSORY DWELLING UNITS IN MOST RESIDENTIAL DISTRICTS</div> </div>
	<div style="display: flex; align-items: center;"> <div style="background-color: #4a4a8a; color: white; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">2019</div> <div>2018 PRESERVATION PLAN WINS GOLD LEVEL AWARD FROM TEXAS CHAPTER OF AMERICAN PLANNING ASSOCIATION (APA)</div> </div>
	<div style="display: flex; align-items: center;"> <div style="background-color: #4a4a8a; color: white; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">2019</div> <div>ZONING ORDINANCE UPDATED TO INCLUDE NEIGHBORHOOD CONSERVATION OVERLAY DISTRICTS</div> </div>
	<div style="display: flex; align-items: center;"> <div style="background-color: #4a4a8a; color: white; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">2019</div> <div>L.A. DAVIS CEMETERY RESTORATION RECEIVES 2019 PRESERVATION TEXAS HONOR AWARD</div> </div>
	<div style="display: flex; align-items: center;"> <div style="background-color: #4a4a8a; color: white; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">2019</div> <div>EMERGENCY GRANT FUNDS AWARDED FOR TORNADO DAMAGE REPAIRS AT TWO LOCAL CEMETERIES</div> </div>
	<div style="display: flex; align-items: center;"> <div style="background-color: #4a4a8a; color: white; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">2020</div> <div>PLANO HERITAGE COMMISSION NAMED COMMISSION OF THE YEAR BY NATIONAL ALLIANCE OF PRESERVATION COMMISSIONS</div> </div>
	<div style="display: flex; align-items: center;"> <div style="background-color: #4a4a8a; color: white; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">2021</div> <div>HAGGARD PARK HERITAGE DISTRICT DESIGN STANDARDS UPDATE</div> </div>
	<div style="display: flex; align-items: center;"> <div style="background-color: #4a4a8a; color: white; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">2021</div> <div>HERITAGE PRESERVATION ORDINANCE UPDATE</div> </div>
	<div style="display: flex; align-items: center;"> <div style="background-color: #4a4a8a; color: white; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">2022</div> <div>HERITAGE TAX EXEMPTION ORDINANCE UPDATE</div> </div>
	<div style="display: flex; align-items: center;"> <div style="background-color: #4a4a8a; color: white; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">2022</div> <div>HAGGARD PARK HERITAGE DISTRICT DESIGN STANDARDS WINS GOLD LEVEL AWARD FROM APA TEXAS CHAPTER</div> </div>
	<div style="display: flex; align-items: center;"> <div style="background-color: #4a4a8a; color: white; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">2023</div> <div>TEXAS POOL DESIGNATED AS AN INDIVIDUAL HERITAGE RESOURCE</div> </div>



International Festival



Bowman Cemetery



Downtown Plano



Ammie Wilson House



Interurban Railway Museum

JUNE 2024

PRESERVATION PLAN OUTLINE

The Heritage Preservation Plan is divided into a series of chapters and program components that present a complete view of the preservation program and its goals moving forward. This plan also discusses the numerous groups engaged in preservation efforts, along with tools that are key to the successful implementation and administration of the program moving forward.

This plan begins with an introduction to heritage preservation and its importance to the community. A graphic timeline follows that tells the story of Plano from its early inhabitants to today. Next, it describes the state of the current program, including an inventory of existing designated resources. Lastly, it delves into the issues that the program is facing today and how this plan will help address them. An appendix is also attached, which includes an implementation matrix and all the supporting data and information used to produce the plan.

The program and work plan is divided into seven components, each of which contains a series of goals, policies, and actions to solve the issues identified within each component. The seven components of the strategic framework around which the plan is organized are:





ROLLER HOUSE

CHAPTER 2: WHY PRESERVE?

WHAT IS HERITAGE PRESERVATION?

Preservation means keeping properties and places of historic and cultural value in active use, accommodating appropriate improvements to sustain their viability, and maintaining the key, character-defining features that contribute to their significance as cultural resources. This does not mean, however, that buildings must remain unchanged and in their original form. Maintaining properties in active use is the immediate objective to ensure they will be available for the benefit of future generations.

Heritage preservation is an integral component of other community initiatives in neighborhood livability, sustainability, economic development, and culture. With this understanding, the term “heritage preservation” includes the specific methodologies associated with maintaining the integrity of significant resources (individual buildings, groups of historic buildings, and cemeteries) and educational programming.

Strong preservation programs throughout the country do not operate in isolation but instead are supported by a variety of groups at the local, state, and national levels. Plano’s heritage preservation program is no different. Its connections at each of these levels create a program that is sustained by the work of preservation advocates, financial support, and educational programming throughout the country and in the Plano community.



1012 E. 15th St.



Bowman Cemetery



Tombstone restoration with the Plano Conservancy

Heritage preservation is an integral component of other community initiatives in neighborhood livability, sustainability, economic development, and culture.



Cultural Resource

A cultural resource may be a tangible entity or a cultural practice and typically greater than 50 years of age. Tangible cultural resources are categorized as districts, sites, buildings, structures, and objects for the National Register of Historic Places, and as archaeological resources, cultural landscapes, structures, museum objects, and ethnographic resources for National Park Service (NPS) management purposes. By their nature, cultural resources are non-renewable. Source: Secretary of the Interior National Park Service.

WHY IS HERITAGE PRESERVATION IMPORTANT?

Historic resources in Plano are essential parts of the city's identity. They enhance the quality of life, economic vitality, and environmental sustainability of the community. Investment in these assets ensures that the social, cultural, and economic aspects of the city are maintained and enhanced.



CONNECTING WITH THE PAST

Heritage resources throughout Plano create a connection between current residents and Plano's past. Residents who grew up in Plano and have lived in the city for decades are reminded of previous building uses and events throughout the community by the preservation of the city's historic resources and districts. New residents in Plano, on the other hand, are able to learn more about and experience the community's history as they live, work, and play in and around Plano's heritage resources. The continued preservation and recognition of additional heritage resources as they come of age also maintains them for future generations to enjoy and to learn about the history of the city.

LIVABILITY AND QUALITY OF LIFE

Heritage resources reinforce the city's identity and contribute to its sense of community. In many neighborhoods, historic buildings create a street scene that is "pedestrian-friendly," which encourages walking and neighborly interaction. Decorative architectural features also contribute to a sense of place that is difficult to achieve in newer areas of the city. This also reinforces desirable community social patterns and contributes to a feeling of security.

CONSTRUCTION QUALITY

Often the quality of early building construction was higher than it is today. Lumber came from mature trees, was properly seasoned, and was typically milled to "full dimensions," providing stronger framing and construction. Buildings were also thoughtfully detailed, and finishes were generally of high quality – characteristics that owners today appreciate. As such, this higher quality of construction in earlier buildings is an asset that is difficult to replicate.

ADAPTABILITY

Owners also recognize that floor plans of many historic properties easily accommodate changing needs. Rooms in historic homes and commercial buildings are frequently large, accommodating a variety of uses while retaining the overall historic character of these structures.

Adaptively reusing a historic residential building as an office or studio spaces is common.



JUNE 2024



1611 H Avenue



1032 E. 15th Street



1001 E. 15th Street

Historic Character

The sum of all visual aspects, features, materials, and spaces associated with a cultural landscape's history, i.e. its overall configuration, together with losses and later changes. These qualities are often referred to as character-defining. Source: Secretary of the Interior National Park Service

Economic Benefits of Historic Preservation

Information on the economic benefits and impacts of historic preservation can be viewed by using these links (full links provided in Appendix I):
<https://savingplaces.org>

Economic Impacts of Historic Preservation (National):
<https://www.npi.org>

Economic Impact of Historic Preservation (TX):
<https://www.thc.texas.gov>

Economic Power of Heritage and Place (CO):
<https://historicdenver.org>

General Information and Links to Studies on the Economic Impacts of Historic Preservation:
<https://www.achp.gov>

Measuring Economic Impacts of Historic Preservation: A Report to the Advisory Council on Historic Preservation by Place Economics:
<https://www.achp.gov>

Comprehensive Plan 2021

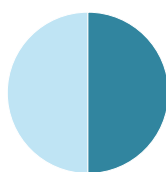
An overview of the comprehensive plan's policies and actions related to heritage preservation can be found here:
<https://planocomplan.org/>

ECONOMIC BENEFITS

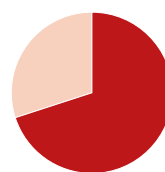
The economic benefits of investing in historic properties are well documented in Texas and across the nation. Because historic properties are finite and cannot be replaced, they can be precious commodities. Preservation, therefore, adds value to properties. Other economic benefits center on rehabilitation projects and the income generated by heritage tourism.

Historic Rehabilitation Projects

Direct and indirect economic benefits accrue from rehabilitation projects. Direct impact refers to the purchase of labor and materials, while indirect impacts are expenditures associated with the project; together, these can be added to create the "total" impact. Preservation projects are generally more labor-intensive, meaning more of the money invested in a project will stay in the local economy, rather than outsourcing materials or spending money on other non-local costs. Furthermore, a rehabilitation project may provide functional, distinctive, and affordable space for new and existing small businesses, which is especially relevant in historic downtowns where many local businesses operate in historic buildings.



50%
Project expenses
spent on labor in
new construction



70%
Project expenses
spent on labor in
historic rehab

ENVIRONMENTAL BENEFITS

Sustainable development and the conservation of resources are inherent central principles of historic preservation. For instance, sensitive stewardship of the existing building stock reduces our environmental impact. Preserving and adapting a historic structure is sound environmental policy in all respects. Re-using a building preserves the energy and resources that were invested in its construction, and it avoids the need to produce new materials.

RELATIONSHIP TO COMMUNITY INITIATIVES AND POLICIES

As a component of the City's Comprehensive Plan, *Comprehensive Plan 2021*, the heritage preservation program works toward specific goals while maintaining a relationship with programs in other departments. The interwoven nature of preservation and other key initiatives throughout the City's departments and those identified in *Comprehensive Plan 2021* show that a preservation program cannot operate alone. Initiatives regarding housing, sustainability, infrastructure, and arts and culture continue to have an important relationship with the heritage preservation program and should be planned accordingly to ensure the success of all efforts involved.

WHO ENGAGES IN PRESERVATION?

A successful preservation program engages property owners, residents, visitors, and community groups throughout the city. It provides education about heritage preservation, technical assistance, and financial incentives, and identifies heritage resources throughout the community. When community members engage in preservation activities in and around designated historic resources and districts, they also help to keep historic properties in active use. This helps keep them in good repair to preserve the resources for future generations.





Haggard Park property owner and descendant of original property owner after unveiling a Recorded Texas Historic Landmarks (RTHL) plaque for the Aldridge House



Plano residents enjoying one of the city's many outdoor festivals

PROPERTY OWNERS

Property owners who choose to purchase designated historic resources or a historic property in a designated heritage district understand the importance of the property to the history of the city. While property owners may qualify for financial incentives for the maintenance of their property, they also invest time and money into its preservation, and to keep it in active use. This investment, in addition to owning a piece of Plano's history, results in pride of ownership.

BUSINESS OWNERS

Business owners that choose to locate their businesses in a designated historic building or heritage district engage in preservation by keeping historic buildings in active use. Business owners also then attract customers to heritage resources for business purposes, bringing more awareness to heritage resources and districts.

RESIDENTS

Plano residents celebrate the city's heritage in many ways. Some residents choose to live in historic properties, which keeps these buildings in active use and helps to maintain them in good condition. Residents throughout the community also organize, support, and participate in events that celebrate the heritage of Plano. These events are hosted throughout the community and are open to and attended by residents throughout Plano.

VISITORS

Heritage tourism is one of many economic benefits of heritage preservation and is a crucial driver for how visitors engage with heritage preservation in Plano. Events and festivals that celebrate Plano's heritage, museums and exhibits that present the history of the City, and plaques and markers placed throughout the community to identify key heritage resources are all ways in which visitors learn about and immerse themselves in Plano's heritage.



Night on 15th Dinner Event in Downtown Plano

COMMUNITY GROUPS

Community groups and advocates for preservation are key to the administration of the heritage preservation program.

PLANO INDEPENDENT SCHOOL DISTRICT (ISD) AND COLLIN COLLEGE



Purpose	Involvement in Heritage Preservation	Link to Website
<ul style="list-style-type: none"> ▲ Mission is to provide an excellent education for each student ▲ Develop skills, strengthen character, and challenge intellect 	<ul style="list-style-type: none"> ▲ Participates in Heritage Tax Exemption Program 	https://www.pisd.edu/ https://www.collin.edu/

NEIGHBORHOOD ASSOCIATIONS



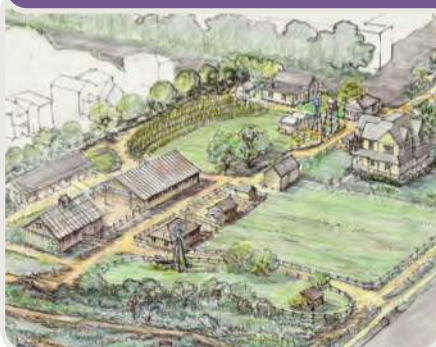
Purpose	Involvement in Heritage Preservation	Link to Website
<ul style="list-style-type: none"> ▲ Associations that work together to improve quality of life in a particular neighborhood 	<ul style="list-style-type: none"> ▲ Supported by Neighborhood Services Department which promotes preservation of Plano's historic and potentially historic older homes 	https://www.plano.gov/876/Registered-Neighborhoods

PLANO CONSERVANCY FOR HISTORIC PRESERVATION



Purpose	Involvement in Heritage Preservation	Link to Website
<ul style="list-style-type: none"> ▲ Nonprofit organization dedicated to promoting civic pride, increasing awareness of, and providing financial assistance to preservation projects 	<ul style="list-style-type: none"> ▲ Operates the Interurban Museum ▲ Partners with a variety of local and regional organizations to promote preservation 	https://www.planoconservancy.org/

HERITAGE FARMSTEAD MUSEUM



Purpose	Involvement in Heritage Preservation	Link to Website
<ul style="list-style-type: none"> ▲ Premiere living history site interpreting the Texas Blackland Prairie region in North Texas 	<ul style="list-style-type: none"> ▲ Collects, preserves, and interprets late 19th and early 20th century Blackland Prairie history ▲ Housed in restored Farrell-Wilson Farmstead 	https://www.heritagefarmstead.org/

COMMUNITY GROUPS, CONTINUED

ARTCENTRE OF PLANO



Purpose	Involvement in Heritage Preservation	Link to Website
<ul style="list-style-type: none"> Nonprofit promoting growth and redevelopment of community arts groups 	<ul style="list-style-type: none"> Located in the Saigling House, a locally designated heritage resource Curates exhibitions, hosts classes, and is used as an events center 	https://www.artcentreofplano.org/

PLANO ART ASSOCIATION



Purpose	Involvement in Heritage Preservation	Link to Website
<ul style="list-style-type: none"> Encourages artistic development of its members, promotes community projects, provides art education, and sponsors creative activities 	<ul style="list-style-type: none"> Supports arts throughout Downtown Plano 	http://planoartassociation.org/

NORTH TEXAS MASONIC HISTORICAL MUSEUM AND LIBRARY



Purpose	Involvement in Heritage Preservation	Link to Website
<ul style="list-style-type: none"> Preserves complete history of Plano, Collin County, and North Texas 	<ul style="list-style-type: none"> Contains valuable information about the history of Plano and the region, which is crucial to research and educational purposes 	http://northtexashistory.org/

DOWNTOWN PLANO PUBLIC IMPROVEMENT DISTRICT (PID)



Purpose	Involvement in Heritage Preservation	Link to Website
<ul style="list-style-type: none"> Dedicated to increasing public improvements and expanding opportunities to attract people to Downtown 	<ul style="list-style-type: none"> Draw attention to the Downtown District Hold special events and beautification projects, and market Downtown to potential visitors 	https://www.plano.gov/1905/Downtown-Plano-Public-Improvement-Distri

TEXAS POOL FOUNDATION



Purpose	Involvement in Heritage Preservation	Link to Website
<ul style="list-style-type: none"> ▲ Non-profit organized to preserve the Texas Pool facility ▲ Engages in outreach to support civic pride and building community 	<ul style="list-style-type: none"> ▲ Preservation of a site over 50 years old (built in 1961 on mostly undeveloped ranch land) 	https://www.texaspool.org/

CEMETERY ASSOCIATIONS



Purpose	Involvement in Heritage Preservation	Link to Website
<ul style="list-style-type: none"> ▲ Promote the preservation and maintenance of historic cemeteries ▲ Tell the stories of Plano's early settlers and families 	<ul style="list-style-type: none"> ▲ Preserving one of Plano's primary types of heritage resources 	https://www.countyoffice.org/

PLANO AFRICAN AMERICAN MUSEUM



Purpose	Involvement in Heritage Preservation	Link to Website
<ul style="list-style-type: none"> ▲ Telling the story of Plano's early African American community and preserving the associated historic homes and churches 	<ul style="list-style-type: none"> ▲ Preserving and making active use of historic structures - the Thornton house, the community church and the chicken coop ▲ Telling the story of Plano's African American community from the late 1800s/early 1900s on 	https://planoafricanamericanmuseum.org/

CITY OF PLANO

The City of Plano manages the heritage preservation program and its components including heritage resource designation, design review, funding, and grant assistance. The following elected officials, commissions and departments are involved in heritage preservation at the city level:

PLANO CITY COUNCIL

- ▲ Hears appeals to Heritage Commission decisions regarding Certificates of Appropriateness
- ▲ Final authority to designate heritage resources
- ▲ Officially approves grant funding and tax exemptions
- ▲ Adopts changes to the Zoning and Heritage Preservation Ordinances

PLANNING & ZONING COMMISSION

- ▲ Makes recommendations to City Council on designations of heritage resources and the Zoning Ordinance

HERITAGE COMMISSION

- ▲ Reviews Certificate of Appropriateness applications for compliance with the adopted design guidelines
- ▲ Provides recommendations on city-initiated designations of heritage resources to City Council
- ▲ Provides recommendations regarding grant funding and tax exemptions
- ▲ Encourages public understanding of and involvement in the unique historical, architectural, and cultural heritage of the City

CITY MANAGER'S OFFICE

- ▲ Work of the Planning Department and Heritage Preservation Program are coordinated through this office

CITY ATTORNEY'S OFFICE

- ▲ Interprets the heritage preservation ordinance when questions arise
- ▲ Provides legal opinions and advice to the Heritage Commission

PARKS & RECREATION

- ▲ Owns and maintains designated heritage resources
- ▲ Provides interpretive material in parks and other locations that may include heritage resources
- ▲ Hosts programs and events in historic Downtown Plano.

LIBRARIES

- ▲ Contains document and image collections about Plano's heritage resources
- ▲ Operates the Genealogy Center in Haggard Library

PLANNING

- ▲ Administers the heritage preservation program and Zoning Ordinance
- ▲ Works with the Heritage Commission and property owners
- ▲ Guides building alterations through the Certificate of Appropriateness application and approval process

BUILDING INSPECTIONS

- ▲ Reviews permit applications and refers the application to the Planning Department, if necessary
- ▲ Issues permit to designated heritage resource after reviewed by the Planning Department, if necessary

NEIGHBORHOOD SERVICES

- ▲ Administers programs including Love Where You Live Program, Great Update Rebate Program, and the Pop-up Party Trailer
- ▲ Enforces Zoning Ordinance and property standards regulations

SPECIAL PROJECTS

- ▲ Facilitates development projects in the downtown area, including the Downtown District
- ▲ Operates a Tax Increment Finance (TIF) District and a Downtown Public Improvement District (PID)



Resource Web Links

Below is a list of web resources that provide further details on the elected officials, commissions and departments listed above and on the previous page:

Plano Mayor and City Council:

<https://plano.gov/1345/Mayor-City-Council>

City Manager's Office:

<https://www.plano.gov/1292/City-Managers-Office>

Building Inspections Department:

<https://www.plano.gov/217/Building-Inspections>

Planning and Zoning Commission:

<https://www.plano.gov/1250/Planning-Zoning-Commission>

Planning Department:

<https://www.plano.gov/906/Planning>

Special Projects Department:

<https://www.plano.gov/1687/Special-Projects>

Heritage Commission:

<https://www.plano.gov/1225/Heritage-Commission>

Parks and Recreation Department:

<https://www.plano.gov/749/Parks-and-Recreation>

Neighborhood Services Department:

<https://www.plano.gov/732/Neighborhood-Services>

City Attorney:

<https://www.plano.gov/383/City-Attorneys-Office>

Haggard Library Genealogy Center:

<https://www.plano.gov/1031/Genealogy-Center>

COLLIN COUNTY

The Collin County Historical Commission educates the community about the history of Collin County by initiating and conducting programs and activities for the preservation of historical heritage by marketing, interpreting, preserving, and accumulating information on the history and landmarks of the county; and by serving as an umbrella organization for county historical groups. It manages programs and initiatives including seminars, workshops, historical markers, celebrations, publications, awards, grant programs, and historical assets survey. At this time, there are no heritage resources in the portion of Plano that is within Denton County.

COLLIN COUNTY HISTORICAL SOCIETY AND MUSEUM

The Collin County Historical Society and Museum is another key partner, whose mission is to “serve the general public and offer educational opportunities for the North Texas community by revealing our past through collecting, preserving and exhibiting our cultural resources, thereby nurturing the understanding of our diverse human experience.” The Museum is home to over three centuries of North Texas history that includes historical artifacts, documents, American art, photographs, and other materials.

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Collin County Historical Commission

Information on the Collin County Historical Commission can be viewed by using this link:

<http://www.collincountytx.gov/>

Collin County Historical Society and Museum

More Information on the Collin County Historical Society and Museum is available by the following link:

<https://www.collincountyhistorymuseum.org/>



The Texas Historical Commission

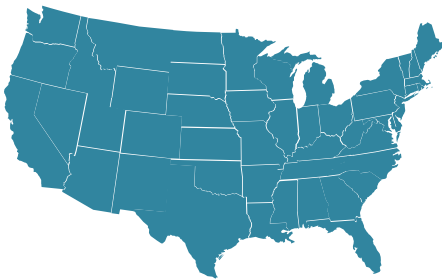
Details about The Texas Historical Commission are available by the following link:

<http://www.thc.texas.gov/>

State Antiquities Landmarks

The State Antiquities Landmarks are listed on the following weblink:

<http://www.thc.texas.gov/preserve/>



National Preservation Partners

Information on several national preservation partners can be viewed by using these links:

National Register of Historic Places:
<https://www.nps.gov/Nr/>

National Trust for Historic Preservation:
<https://savingplaces.org/>

National Alliance of Preservation Commissions:
<https://napcommissions.org/>

STATE OF TEXAS

The Texas Historical Commission (THC) is the state agency for historic preservation. Staff of the THC works with citizens and organizations to preserve Texas through architectural, archaeological, and cultural landmarks. The organization also operates a variety of programs throughout the state that focus on cemeteries, heritage tourism, highways, museums, town squares, and numerous other topics. The City of Plano works closely with the THC through a variety of programs including the Certified Local Government (CLG) program. The THC also maintains a Recorded Texas Historic Landmark (RTHL) and subject marker program, each of which recognize properties that are historically and architecturally significant to the state of Texas. At the state-level, there are also State Antiquities Landmarks (SALs) that are designated by the THC. These can be historic buildings and other above ground historic resources, as well as archaeological sites, all of which receive protection under the Antiquities Code of Texas when designated as SALs.

NATIONAL

Additional preservation partners found at the national level support preservation efforts at the local, regional, and state levels. At the national level, historic preservation is operated within the National Parks Service (NPS). Authorized through the National Historic Preservation Act of 1966, the National Register of Historic Places is the official list of the nation's historic places and is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archaeological resources. National Register listing honors a property by recognizing its importance to the community, state, or nation. Listing provides protection from harm by federal or state activity, but does not place restrictions on the actions of property owners. It also makes properties eligible for federal and state tax credits for certain types of rehabilitation work. Additional organizations that support preservation efforts at the national level include:

- ▲ National Register of Historic Places (NRHP)
- ▲ National Trust for Historic Preservation (NTHP)
- ▲ National Alliance for Preservation Commissions (NAPC)



CHAPTER 3: THE PLANO STORY

OVERVIEW OF DEVELOPMENT ERAS AND THEMES

Plano's Native Landscape (ca. 11,000 B.C. - 1840)

First inhabited by Native American tribes, the Plano area would eventually be claimed by Spain, France, Mexico, and the Republic of Texas. The Peters Colony was established to attract settlers to North Texas.

Plano's Early Years (1840 - 1872)

The community of Plano took shape as the first pioneer settlers arrived to establish farms, businesses, and institutions. This era ends with the arrival of the Houston & Texas Central Railroad.

Downtown Plano Emerges (1872 - 1895)

With the arrival of the railroads, Plano transitioned to a center for business and agricultural commerce. The era ends with the last great fire that destroys most of Downtown.

Plano Persists (1895- 1920)

While rebuilding from the fire, Plano began to modernize with improvements such as electricity, gas, water, sidewalks, public schools, paved roads, and the interurban railroad.

Small Town Plano (1920 - 1958)

Development was slow through the Great Depression, but growth would come following World War II and rapidly increase with the opening of Central Expressway (U.S. Highway 75).

Plano Welcomes Growth (1958 - 1985)

Rapid residential growth brought new shopping centers, offices, schools, and parks. Plano began moving westward and took a primarily suburban form as farms were replaced with rooftops.

Corporate Plano (1985 - 2000)

In addition to continued suburban growth, large corporate office campuses took form on the city's west side, while the opening of the Dallas North Tollway brought a new avenue of growth and development.

Plano Today (2000 - 2024)

The days of rapid growth slowed, but the DART rail brought renewed vitality to Downtown. Major activity centers, such as Legacy Town Center, became popular, while large-scale redevelopments begin at aging commercial sites, notably Collin Creek Mall.

	Architecture Historic houses, buildings, and architectural styles that were significant to Plano.
	Downtown Events and buildings that were specific to Downtown.
	Growth & Development Significant dates and events, including the population of Plano, as it developed.
	Business Key businesses and companies that have contributed to the growth and development of Plano.
	Douglass Community The contributions and development of Plano's African-American community.
	Institutions Cemeteries, churches, schools, and other institutional buildings that were vital to establishing Plano's community.
	Transportation and Infrastructure Major railroads, roadways, utilities, and other infrastructure that influenced growth in Plano.

THEMES

Events in the timeline are divided into seven (7) themes which are described to the left. Each theme is identified using a color so that themes can be read in the context of a single development era or so that one theme can be followed through the whole timeline.

ICONS & GRAPHICS

Icons and graphics are used throughout the timeline to mark key events in the era. Icons include symbols for historic fires and other overall contextual happenings. Graphics and photos are also used to indicate critical points in Plano's history.

RESOURCES

Content in this timeline was compiled using several resources, including the books *Plano, Texas: The Early Years*, *Images of America: Historic Downtown Plano*, historic Wells Collection images, timeline focus group input, and City of Plano staff.

PRE-1840: PLANO'S NATIVE LANDSCAPE

Spanning from the beginning of the Pre-Columbian Era around 11,000 B.C. to when the first Anglo settlers began arriving in the area around 1840, Plano's early history is part of the greater historical context of North America, Texas, and the North Texas region. Archaeological evidence suggests that the first humans to occupy North America were nomadic hunters searching for mammoth and bison toward the end of the last ice age. As the snows receded, Native Americans adopted a mixed hunting and foraging way of life, migrated on a seasonal basis, and eventually practiced agriculture. In time, large settlements were established and long-distance trade networks were developed to bring important tools and other items to the area. In the early 1500s, the first Europeans came to Texas, exploring the area and claiming it for Spain. French explorers briefly claimed portions of Texas in the late 1600s, encouraging Spain to increase its influence in the area through the establishment of Catholic missions. Mexico gained independence from Spain in 1821, followed by Texas independence in 1836. Plano as we know it today began while still part of the Republic of Texas, with the arrival of the first known settler in 1840.

PALEO-INDIAN PERIOD (11,000 B.C. - 7,000 B.C.)

Nomadic humans were likely the first to have occupied North Central Texas around 11,000 B.C., hunting large animals such as mammoth and bison. Although no sites have been found in Plano, a site of Paleo-Indian culture has been found to the west, in the Elm Fork of the Trinity River in Denton County.

ARCHAIC PERIOD (7,000 B.C. - 700 A.D.)

People of the Archaic Period were hunters but also began foraging. Evidence was discovered at a site in the southwest part of the Dallas-Fort Worth Metroplex that suggests small groups of these foraging hunters occupied an area for a short time, probably moving seasonally. The most significant camps and settlements in Collin County have been found in the watershed of the East Fork of the Trinity River northwest of Lake Lavon.

11,000 B.C.

Pre-Columbian Era (11,000 B.C. - 1500 A.D.)

1500

EVIDENCE OF EARLY HUMANS

Evidence of early human life has been discovered in various places across Collin County. In 1926, a human skeleton was found placed in an upright position and thought to be the remains of a Native American placed there before the area was occupied by pioneer settlers. In 1933, another skeleton was found, along with several arrowheads, on the banks of Sister Grove Creek near Westminster. Finally, in 1950 the excavation of a site under what is now Lavon Lake uncovered a pit with chips of flint, burned limestone rocks, fragments of broken pottery, various sizes of arrows and spear points, scrapers, and flaking tools made of antler tines. There were also grinding instruments, hoe blades made of bison scapula, bones of fish and small game animals, fragments of edible roots, and a burial ground containing the remains of several people.



BLACKLAND PRAIRIE

Much of North Central Texas used to be covered by millions of acres of blackland prairie. The ecoregion was home to herds of grazing bison and tall prairie grasses. In modern Plano, what remains of the ecoregion is dedicated in nature preserves - the Arbor Hills Nature Preserve and the Oak Point Park and Nature Preserve.



SPANISH EXPLORERS

(ca. 1517-1535)

After the Columbian discovery of North America in 1492, Spanish explorers such as Cabeza de Vaca became the first Europeans to venture through Texas. Although the area would be claimed by Spain for over three centuries, Texas was sparsely settled by the Spanish and largely ignored until the late 1600s.

McBAIN JAMESON

The first known settler of Plano establishes a farmstead north of present-day Downtown.

MEXICAN INDEPENDENCE (1810-1821)

Following Mexican independence from Spain, the area of Plano was claimed under Mexican rule.

SAN ANTONIO FOUNDED (1718)

1600

1700

1800

1840

FRENCH COLONIZATION (1684-1689)

In 1684, a French expedition bound to establish a settlement on the Mississippi River found themselves instead along the Matagorda Bay in Texas. After learning of this new settlement, Spanish troops were sent to find and destroy them. Although the French settlement was in ruin by the time they were found, this sparked a renewed interest in the Texas territory and spurred the exploration and establishment of Catholic missions.



NATIVE AMERICAN TRIBES

No evidence of Native American settlements has ever been found in Plano. Historic campsites to the north and northeast of Plano have been attributed to Delaware, Kiowa, and Cherokee; however, these groups were not native to the area, but were forcibly resettled here as a result of westward European expansion. Attacks on early settlers were attributed to bands of roaming Comanches who came in from the west. Some studies suggest that members of the Tonkawa, Wichita, and Caddo tribes settled in the area.

THE ALAMO & TEXAS INDEPENDENCE

Following defeat by the Mexican army at the Alamo in San Antonio on March 6, 1836, "Remember the Alamo!" became the battle cry of the Texans fighting for independence. Less than two months later, on April 21, Texas would gain its independence following the Battle of San Jacinto. The Republic of Texas was formed, and new settlers would soon be attracted to the area.

1840-1872: PLANO'S EARLY YEARS

This period is defined by the arrival of Plano's first settlers, mostly of the Peters Colony, until the arrival of the Houston & Texas Central (H&TC) Railroad. The community was mostly scattered farmsteads, although the beginnings of Downtown Plano began to take shape as the post office was established in the cabin of William Forman.

McBAIN JAMESON (1840)
 Plano's first known settler comes to Plano

MUNCEY INCIDENT (1844)
 McBain Jameson and the Russell family are found brutally murdered in front of their homestead. According to Plano lore, the attack was the last Indian raid in Collin County and terrified the local population for years to come.



Post Office established in William Forman Cabin (1851)

"Here was a land such as few had ever seen, a land that every foot was tillable as it could be plowed to the very beds of streams, a land of plentiful rainfall and a yearly growing season of nine months. Truly a stockman's paradise."
 - R. W. Carpenter (1852)

PLANO IS FOUNDED (1852)

After the name Fillmore was rejected, residents decide to name the city 'Plano,' which they believed to be the Spanish word for "plain."

1840

Republic of Texas (1836-1845)



Texas becomes the 28th State (1845)

Rowlett Creek Baptist Church

First Methodist Church is established in the Russell home.

Baccus

COLLIN COUNTY ESTABLISHED (1846)

1850

Spring Creek Baptist Church

Plano Mutual

Routh Cemetery, although located in modern day Richardson, is the resting place of many early Plano citizens.

1852

1854

1856



PETERS COLONY (1841)

Many of Plano's first settlers came from Kentucky and Tennessee. This is largely attributed to the Peters Colony, an empresario land grant company that was headquartered in Louisville, Kentucky that granted 320 acres per single man or 640 acres per family to settle in North Texas. The Peters Colony was successful in attracting new residents to Texas by praising the area's climate and fertile soil.



SHAWNEE TRAIL

Following the traces of a pre-historic bison path along the White Rock Escarpment and later used by Native Americans, the Shawnee Trail was a major route for driving cattle to northern markets as well as immigrants coming to Texas. Sculptures depicting cattle drives along the Shawnee Trail can be visited today in the Baccus Plaza in Legacy Town Center.



EARLY CHURCHES AND CEMETERIES

As people settled in and around what would become the City of Plano, the establishment of churches gave settlers a sense of community. Churches often started in log cabin homes prior to building individual churches closer to town. According to family histories, guns were stacked under a tree at the Rowlett Creek Baptist Church before services to have them nearby for protection. In the early years, cemeteries were also established. The oldest known grave in Plano is that of Daniel Cook (January 13, 1847), who was buried in the Baccus Cemetery.



ARCHITECTURAL STYLES

- Greek Revival
- Gothic Revival
- Pre-railroad
- Italianate

MOUNT VALE SCHOOL

is opened by Jacob Routh and his neighbors

1ST PUBLIC SCHOOL

is established in the Christian Church



1856
First Christian Church



1862
Rowlett Creek

1868
Leach-Thomas Bowman



1870
First Presbyterian Church



1872

1856

1858

1860

Civil War (1861-1865)

1862

1864

1866

1868

1870

1860
Fox-Haggard (Collinwood)

1866
Forman

1870
155
POPULATION OF PLANO

PLANO MASONIC LODGE #235 (1860)

moves into the Gossum Storehouse at 15th and K Avenue

ANDY DRAKE (1860)

the first free African American to move to Plano and the forefather of Plano's African American community



FOX-HAGGARD HOUSE

One of the oldest homes in Plano

Photo provided by Collin County Historical Commission



Residential



Commercial



Church



Cemetery



Downtown Fire

1872-1895: DOWNTOWN PLANO EMERGES

This period starts with the opening of the H&TC Railroad, which is transformative in Plano history. Downtown began to grow as businesses that process agricultural products were built in proximity to the railroad. Other businesses were attracted to Downtown to serve the needs of the farming families. The opening of the Cotton Belt Railroad solidified Plano as a commercial center. This period comes to an end with the great fires in the late 1890s, which destroyed most of the buildings downtown.



HOUSTON & TEXAS CENTRAL RAILROAD

The opening of the H&TC Railroad transformed Plano from a community of scattered farms and homesteads to a center of business and agriculture. Less expensive than shipping by wagon, the railroad opened up new markets to Plano's farmers.



THE RAILROAD BUSINESS

Railroad business established Plano as a center for agricultural commerce for importing and exporting crops in south Collin County. By 1887, Plano was shipping more grain than any other station on the H&TC Railroad north of Dallas. Railroads also brought new building materials to the city, which were primarily used for Plano's finest houses.

PLANO PUBLIC SCHOOL

The making of Plano ISD begins to take shape as private rural schools are consolidated into the Plano Public School.



Old City

1872

Long Depression (1873-1879)

1874

1876

1878

1880

1882

1884



Bethany Christian Church & Cemetery

Schimelpfenig Dry Goods store opens in Downtown Plano

500
POPULATION
OF PLANO

TELEPHONE

The first reference to a telephone in Plano. Southwestern Telegraph and Telephone Company either installed or acquired the original telephone service.

CITY OF PLANO IS INCORPORATED

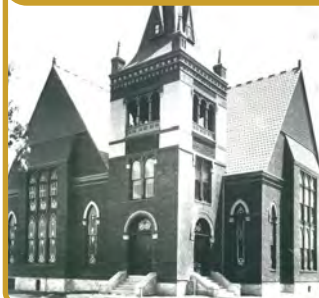
C.J.E. Kellner was elected first mayor, along with five aldermen and one councilman.

Harrington Pharmacy opens its doors. The business would serve Plano for over a century.

First Baptist Church of Plano

First Presbyterian Church of Plano

CHURCHES RELOCATE DOWNTOWN



With the arrival of the H&TC railroad and Downtown's emergence as a business center, many rural churches began relocating to Downtown Plano.

- First Presbyterian Church of Plano (1873)
- First Christian Church of Plano (1873)
- First Methodist Church of Plano (1874)
- First Baptist Church of Plano (1875)
- Shiloh Baptist Church (1884)



COTTON BELT RAILROAD OPENS

The Cotton Belt Railroad was the second to pass through Plano, this time running east-west and connecting the city to markets in Arkansas, Missouri, and beyond. Today, the old Cotton Belt railroad line is planned for a Dallas Area Rapid Transit (DART) light rail line connecting Plano to the DFW International Airport.



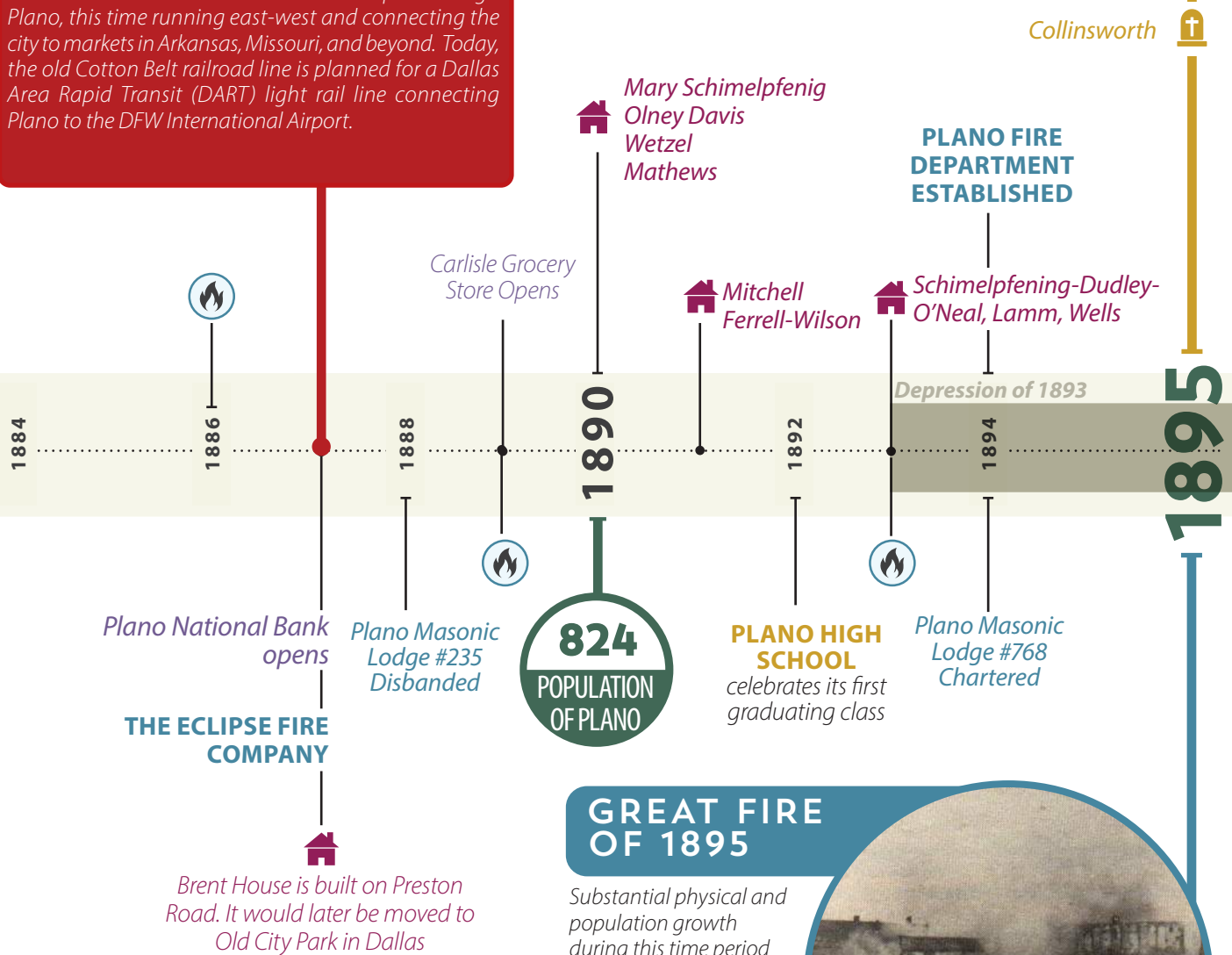
ARCHITECTURAL STYLES

- Victorian
- Queen Anne
- Wooden Commercial Buildings
- Shotgun

SMALLPOX OUTBREAK

An outbreak of smallpox at the Collinsworth Farm leads to a quarantine of the town. To prevent an epidemic, armed guards restrict access to downtown.

Collinsworth



GREAT FIRE OF 1895

Substantial physical and population growth during this time period was accompanied by numerous fires which repeatedly destroyed the business district of Plano. One of the last great fires occurred in 1895, when all but a few buildings were totally destroyed.



MULES

Plano was the leading producer of mules, including the largest mules west of Mississippi River. C. S. Haggard owned a particularly large mule that came to be known as "Mammoth Jack."



1895-1920: PLANO PERSISTS

This period began amid the ashes of the late-1890s fires in downtown Plano. Downtown, as we know it today, began to take form as the community rebuilt new brick buildings and storefronts. Business was still primarily agricultural-related; however, the city began to modernize with the installation of new infrastructure. Many of Plano's historic homes were constructed during this period.



DOWNTOWN REBUILDS

After the great fires of the late 1890s, Downtown Plano began to rebuild. Specifically, brick was used in construction, as seen in the photo of Mechanic Street (15th Street) above.

OLD SPANISH SCHOOL (1903)

After separating from the City in 1899, the newly independent Plano schools contracted to build a new 3-story, red brick building that has become known as the Old Spanish School.



1,304
POPULATION OF PLANO

FIRE CODE ADOPTED

1895

Depression of 1893

Carpenter Wall-Robbins Salmon



1898

1896



IOOF/Plano National Bank, Moore House/Masonic Lodge



Mathews General Store
W. D. McFarlin
Bagwill-Sherrill



Land for the city's first park, Harrington Park, was donated by the Plano Fishing Club

1900



Thornton George Hood



Will Schimelpfenig Roller

1902



Fannie Harrington Chapel

1904

1906

Despite a fairly peaceful environment, racial segregation was the general rule in Plano throughout the 19th and early 20th centuries.



PLANO COLORED SCHOOL OPENS (1896)



DOUGLASS COMMUNITY (1900)

Around 1900, the African American community of Plano began to establish itself in what is known today as the Douglass Community. John "Bud" Thornton, whose house is at 900 13th Street, was a successful businessman and one of the first African Americans to purchase land in Plano.



INTERURBAN OPENS

Commonly known as the Interurban Line, the Texas Electric Railway connected Plano to the greater North Texas region, making it possible for Plano residents to work in Dallas and other communities. Plano's downtown Interurban substation is the only remaining substation in existence on this line.



ARCHITECTURAL STYLES

- Colonial Revival
- Tudor
- Italianate/Romanesque
- Craftsman
- Bungalow
- Prairie
- Neoclassical
- Eclectic
- Second Empire



MODERN INFRASTRUCTURE

The Plano Persists Era was a time of modern infrastructure and technological advancements including:

- Telephone (1883)
- Water (1897)
- Artesian Water (1904)
- Trash (1909)
- Sewer (1909)
- Concrete Sidewalks (1909)
- Oiled & Graveled Streets (1917)
- Paved Roads (1925)
- Natural Gas (1926)

1906

Aldridge

1908

1,258
POPULATION
OF PLANO

S. B. Wyatt

Carlisle

1912

R. A. Davis

Arch Weatherford



Football & baseball teams are established at Plano High School

1914

"Big Tom" Fire Truck (1915)

Plano's first motorized fire truck



World War I (1914-1918)



Hughston

Merritt

Saigling

BANK ROBBERY (1920)



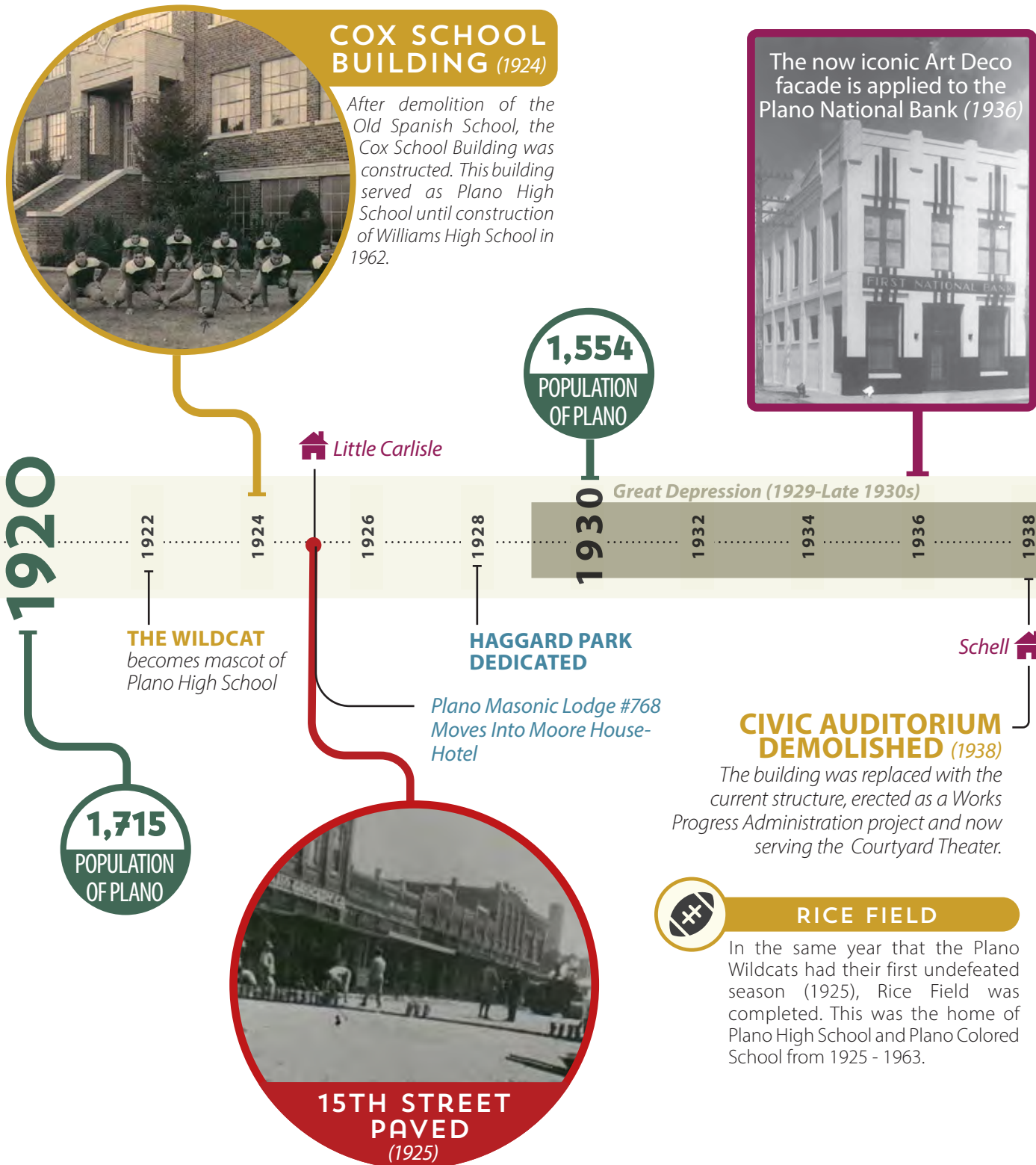
On the night of February 28, 1920, Deputy City Marshal Green W. Rye discovered two men robbing the Plano National Bank. Rye was shot and fatally wounded by the robbers, who successfully escaped. He would later be memorialized as Plano's first officer killed in the line of duty.

1920

CIVIC AUDITORIUM
CONSTRUCTED
(1909)

1920-1958: SMALL TOWN PLANO

This period began around 1920, following World War I and the slow growth of the community. The population of Plano remained steady at around 1,600 people. Toward the end of this era, Plano's leaders began to recognize its impending growth and took measures to plan, including a zoning ordinance and the creation of the North Texas Municipal Water District.



CENTRAL EXPRESSWAY (1958)

Like the coming of the H&TC Railroad nearly a century before, the completion of Central Expressway (U.S. Highway 75) was a transformative moment in the history of Plano. Now, with quick and convenient access to jobs in Dallas, Plano would soon explode in population over the coming decades. New homes spread first to the east of town, in neighborhoods such as Old Towne and Briarwood, and then transitioned west of the highway with new neighborhoods such as Dallas North Estates. The change of Plano from an agricultural community to a suburban community can largely be attributed to Central Expressway.



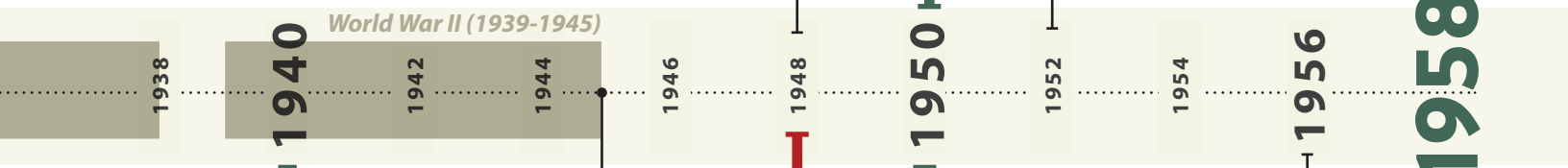
MENDENHALL ELEMENTARY

The opening of Plano Elementary School, now Mendenhall Elementary, allowed the separation of primary and secondary education in Plano.

INTERURBAN CLOSES
following the decline of the
railroads

2,126
POPULATION
OF PLANO

1958



1,582
POPULATION
OF PLANO

L.A. Davis

HAGGARD ADDITION
1st platted subdivision

1st Zoning
Ordinance



STREETS RENAMED (1948)

Streets throughout the city are renamed to the grid system, with alphabetical streets running north-south and numerical streets running east-west.

NORTH TEXAS MUNICIPAL WATER DISTRICT IS FORMED (1950)



ARCHITECTURAL STYLES

- Art Deco
- Mid-century Modern
- Minimal Traditional
- Early Ranch Style
- Bungalow
- Craftsman
- Commercial Storefronts
- Stucco Wraps on Downtown
- Spanish Revival

1958-1985: PLANO WELCOMES GROWTH

This period began with the explosion of residential and employment growth brought about by the construction of Central Expressway. Business shifted away from agriculture to technology and research companies, which offered white-collar jobs. Plano's arterial roadway pattern began to take shape, with shopping centers located at key intersections. Downtown's importance to the local economy began to diminish as Collin Creek Mall became the new entertainment area. Plano ISD emerged as a leader in education and sports.

1958

1960 **3,695** POPULATION OF PLANO

1962 **WILLIAMS HIGH SCHOOL OPENS (1962)**
The school was originally named Plano High School when it opened as a replacement for the Cox School Building in 1962. The building was renamed Williams High School in 1975, following the opening of Plano Senior High.

1963 **PLANO'S FIRST COMPREHENSIVE PLAN (1963)**
With an estimated population of 7,900 people, double that of just three years prior, Plano recognized that growth was coming rapidly. The 1963 Comprehensive Plan laid out the land use plan and transportation network, including a planned Expressway Loop around the city. The expressway was never constructed, but the arterial network we recognize today began to take shape.

1964 **SCHOOL INTEGRATION (1960-1968)**

1964 **UNIVERSITY OF PLANO OPENS**

1965 **NEW CITY HALL (1965)**
FIRST FOOTBALL STATE CHAMPIONSHIP
The Plano High School football team defeated Edna High School 20-17 to win its first state championship. The school would win six additional championships in '67, '71, '77, '86, '87, and '94.

1966 **TEXAS POOL**

1968 **GLADYS HARRINGTON LIBRARY OPENS (1969)**
The first public library in Plano

1970 **17,872** POPULATION OF PLANO

1972

SCHOOL INTEGRATION (1964)
In 1964, the PISD School Board voted to give students at Douglass High School the option to shift to Plano High School for the 1964-1965 school year. The students chose to move. Douglass continued to house grades 1-8 before closing completely after the 1967-1968 school year. Newly integrated, the Plano High School football team went on to win the state championship in 1965.

Other Events:
 - **1968:** The first traffic light is installed at 15th Street and K Avenue.
 - **1969:** Parks & Recreation Department is established.



ARCHITECTURAL STYLES

- One-story Ranch
- Mid-century Modern
- Built-in Garage
- Second-story Overhang
- Contemporary

PLANO SENIOR HIGH SCHOOL OPENS (1975)

Due to rapid growth in enrollment, Plano ISD moved to a model of junior and senior high schools in 1975. 11th and 12th grade students began attending Plano Senior High School.

LAST COTTON GIN CLOSES

Symbolic of Plano's change from an agricultural to a suburban community, the last cotton gin closes in downtown.

COLLIN CREEK MALL OPENS (1981)

When it opened in 1981, the Collin Creek Mall was the new center of activity and shopping for Plano and the surrounding region.



PLANO EAST SENIOR HIGH SCHOOL OPENS (1981)

Plano Municipal Center Opens

1972

1974

1976

1978

1980

1982

1984

1985



CLARK STADIUM OPENS

a premiere high school football stadium at the time

PLANO GENERAL HOSPITAL OPENS

University of Plano Closes

72,331
POPULATION OF PLANO

DART IS FORMED

CENTRAL EXPRESSWAY WIDENED



FIRST PLANO BALLOON FESTIVAL (1979)



FOX & JACOBS

After World War II, Fox & Jacobs began building homes in Texas that were small, affordable starter homes for families. They built many homes in Plano and the Dallas area, becoming one of the largest builders of single-family homes in the southwest.

LEGACY LAND PURCHASE (1979)

Ross Perot purchased land in what is now the Legacy business area in west Plano. This would prove to be instrumental in the growth and development of the city and contribute to the massive growth of Plano to the west of U.S. Highway 75.



Residential



Commercial



Church



Cemetery



Downtown Fire

1985-2000: CORPORATE PLANO

Rapid growth continued during this period, including the arrival of corporate campuses in the Legacy area, with massive employment growth and westward expansion. City leaders began to recognize the troubles of downtown and laid the groundwork to revitalize the area. Plano ISD established its reputation as a regional and national leader in public education and athletic prowess.

FRITO LAY (1985)



In 1985, Frito Lay opened the first major office campus in west Plano, marking the beginning of a new major employment center. Just a few years prior, the area was farmland and agricultural properties. More offices, corporate headquarters, and housing would soon follow.

1985

DOWNTOWN RENOVATED

for Texas sesquicentennial celebration

1986

FREDERICK DOUGLASS COMMUNITY CENTER OPENS (1987)

1988

COLLIN COLLEGE (1988)

Spring-Creek Campus Opens

1990

128,713
POPULATION OF PLANO

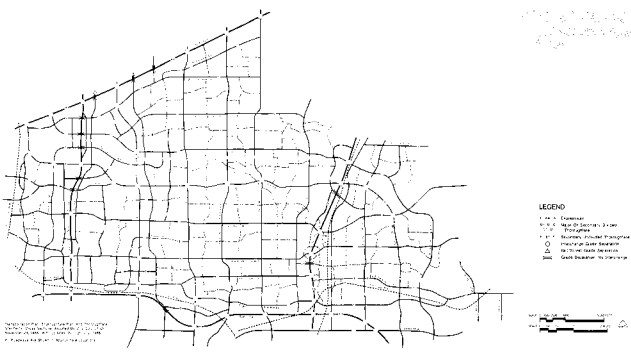
Ave K/Municipal couplet complete

1992

DOWNTOWN DEVELOPMENT PLAN (1991)

As development continued moving west of Plano's original core, the City acknowledged the decline of downtown and created plans to revitalize the area. Building upon the successes of renovation efforts in the late 1980s, the Downtown Development Plan laid the foundation of Downtown Plano's resurgence in the years that followed.

1986 COMPREHENSIVE PLAN



Following the annexation of over 400 acres in west Plano for Ross Perot's Legacy office development, an update to the Comprehensive Plan was needed. This new plan was used for nearly 30 years and laid out the basic land use and transportation pattern that is established today. The success of Plano can largely be attributed to the 1986 comprehensive plan and the greater planning efforts of city leadership at the time.



ELECTRONIC DATA SYSTEMS (1992)

Electronic Data Systems (EDS), founded by tech mogul Ross Perot, relocated its company headquarters to Plano in 1992. The move brought a significant number of tech jobs, reshaping the economy of Plano.

JCPENNEY HEADQUARTERS

After announcing the move in 1987, the J. C. Penney Company relocates its headquarters from Manhattan to the Legacy business area in 1992.



ARCHITECTURAL STYLES

- Two-Story
- Post-Modern
- McMansions
- New Traditional

PRESIDENT GEORGE BUSH TURNPIKE OPENS

Planned since the 1950s, the completion of the President George Bush Turnpike was a long-awaited connection to the DFW Airport. In 1999, parts of the expressway began opening to traffic.

222,030
POPULATION OF PLANO

2000

1992

EAST PLANO TRANSIT CENTER OPENS



1994

DALLAS NORTH TOLLWAY

is extended through Plano

ALL-AMERICA CITY (1994)

Plano was awarded the "All-America City" award from the National Civic League, recognizing Plano for the Police Department's crime prevention efforts, PISD's Practical Parent Education Program and the Plano Children's Medical Clinic.

1996

Harrington Furniture, a staple of Downtown Plano for decades, closes its doors.

1998

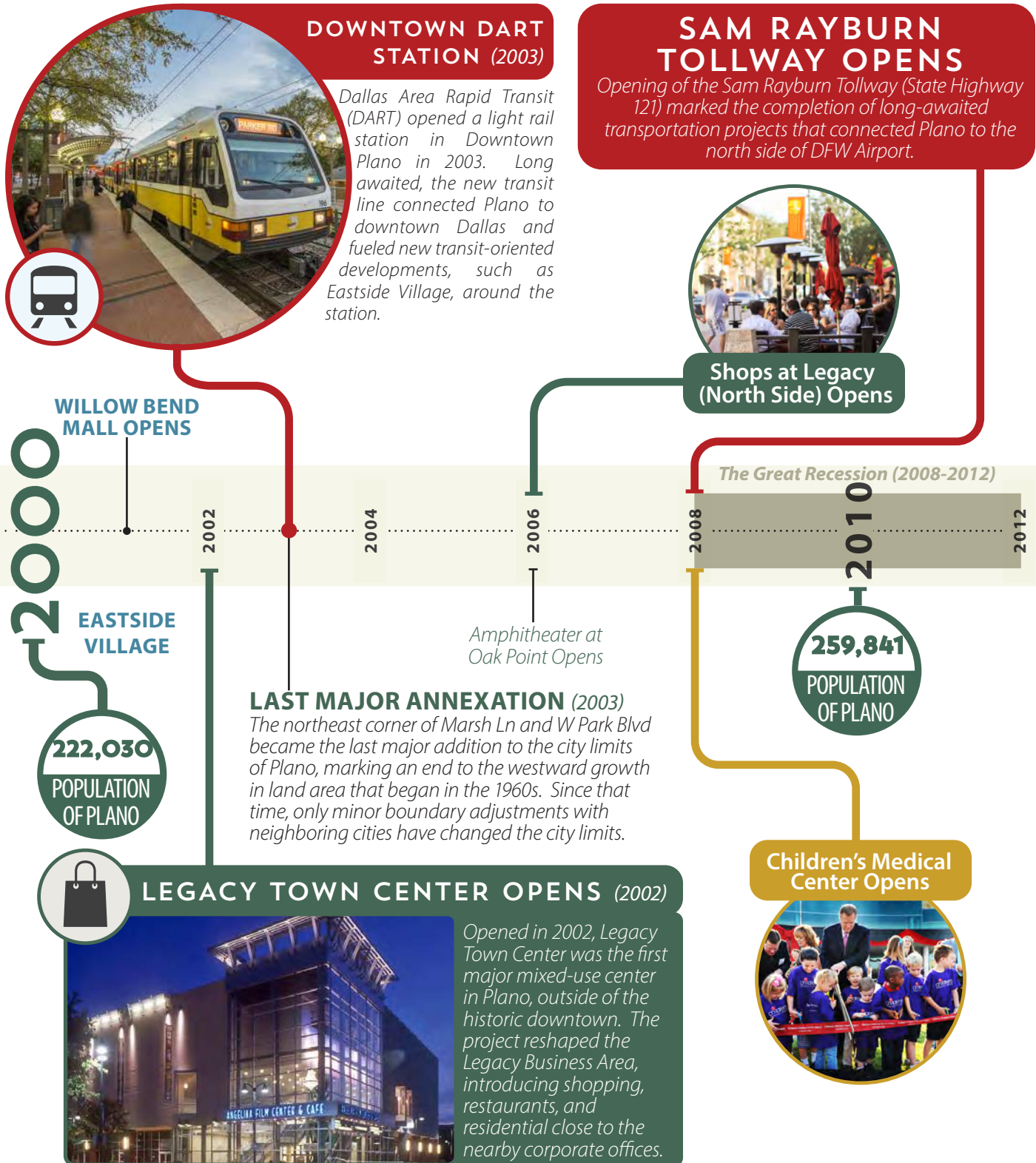
DR. PEPPER MOVES TO LEGACY

PLANO WEST SENIOR HIGH SCHOOL OPENS (1999)

CEREMONIAL GROUND BREAKING OF LEGACY TOWN CENTER (1999)

2000-2024: PLANO TODAY

In the year 2000, residential growth began to slow, and focus instead shifted to mixed-use, redevelopment, and employment. Downtown continued its revitalization with the arrival of the DART light rail and the return of businesses, making downtown a premier entertainment district. During this period, Plano began the transition from a suburban community to a first-tier suburb as growth continued beyond its northern limits.



Architecture Downtown Growth & Development Business Douglass Community Institutions Transportation and Infrastructure

LEGACY WEST OPENS (2017)

Legacy West is a premiere mixed-use development on the west side of the Dallas North Tollway, north of Legacy Drive. The area is a thriving addition to the greater Legacy Business Area of Plano.



TOYOTA NORTH AMERICAN HQ (2014)

In 2014, Toyota announced the relocation of its North American headquarters to Plano. Opened in 2017, the company is now a major contributor to the local and regional economy.

Collin Creek Mall Redevelopment Begins (2021)

Two years after zoning approval in 2019, construction began on the Collin Creek Mall site, which will bring a major mixed-use, pedestrian-friendly development to eastern Plano.



ARCHITECTURAL STYLES



- New Traditional
- McMansions
- Patio Homes
- Lofts
- Townhomes
- Curtain Wall Buildings

DART Silver Line Station Construction Begins (2022)



After years of site planning and coordination, construction commenced on the 12th Street and Shiloh Road DART stations in Plano.

PLANO ANTIQUE MALL REDEVELOPMENT BEGINS (2022)

EDS CAMPUS REDEVELOPMENT APPROVED (2023)

HAGGARD FARMS WEST DEVELOPMENT APPROVED (2021)

2012

2014

2016

2018

2020

2022

2024

JP MORGAN CHASE & LIBERTY MUTUAL

announce the location of two new 1,000,000+ square-foot regional operations centers near Legacy West.

Windhaven Meadows Park Opens



COVID-19 PANDEMIC (2020)



285,494

POPULATION OF PLANO

292,066

POPULATION OF PLANO

COMPREHENSIVE PLAN 2021

After the 2015 Plano Tomorrow plan was repealed in 2020, Plano formed the resident-led Comprehensive Plan Review Committee to work with the Planning Department on a replacement plan, which was approved on November 8, 2021.

Plano celebrated its sesquicentennial on June 3, 2023



PLANO, TEXAS

DEMOGRAPHIC CHANGES



Since 1990, the diversity of Plano's population continues to increase.

0% 20% 40% 60% 80% 100%
 White Black Hispanic Asian Other

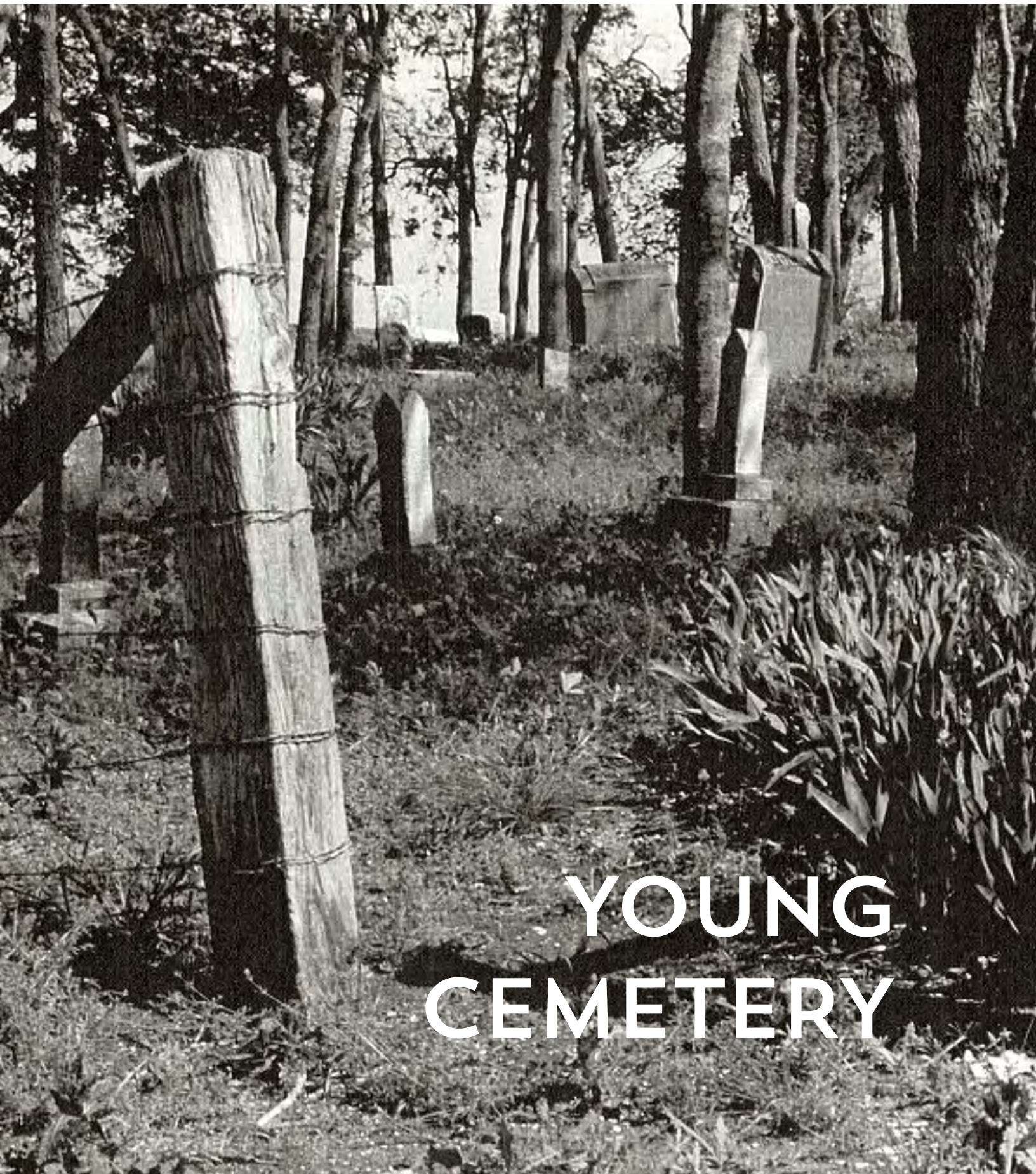
1990

2022



Source: 1980 U.S. Census & 2022 5-year American Community Survey





YOUNG CEMETERY

CHAPTER 4: PRESERVATION IN PLANO

HISTORY OF THE HERITAGE PRESERVATION PROGRAM

In the 1970s, Plano was growing and changing rapidly. The city recognized that the increase in population, the changes in Plano’s land uses, and the overall change in Plano’s economy were a threat to preserving the community’s heritage resources. In 1979, Plano’s City Council adopted the original Historic Landmark Preservation Ordinance, which established the city’s heritage preservation program and a seven-member Historical Landmark Committee (HLC) to administer the ordinance. The HLC was tasked with educating historic property owners on the benefits of preservation and encouraging them to designate their properties. The city’s first preservation plan was adopted in 1981, which identified potential heritage resources and established goals for the program.

As a result of the first preservation plan and subsequent updates, Plano’s heritage preservation program works toward identifying and preserving the community’s heritage resources, partnering with organizations and community groups to accomplish key goals in the program, and educating Plano’s citizens about its history and heritage resources. The timeline on the following pages illustrates the history of Plano’s heritage preservation program, putting it within the context of national and statewide preservation accomplishments.

Plano
MAGAZINE

Plano’s Texas Pool is officially a historic landmark
by Alison Hahn



Plano Magazine article reporting Texas Pool’s designation as a Heritage Landmark in 2023



Individually Designated Heritage Resource Plaque

Proclamation at May 22, 2023, City Council Meeting: May is National Historic Preservation Month and encourages the saving of historic American treasures.



“This community designation program, combined with the Preserve America Presidential Awards and federal support, provides strong incentives for continued preservation of our cultural and natural heritage resources. I commend Plano and its leaders for their commitment to preserving an important part of our nation’s historic past for visitors, neighbors, and, most importantly, for children.”

- First Lady Laura Bush, 2006

HERITAGE PRESERVATION TIMELINE

INTRODUCTION





Beginning with the adoption of its first Historic Landmark Preservation Ordinance in 1979, Plano's heritage preservation program has grown tremendously over the past 44 years. Designations of the city's heritage resources, updating heritage district design standards, updating heritage resource surveys of all designated properties, revisions to the preservation ordinance, the creation of multiple preservation plans, and the establishment of financial incentives for heritage resource property owners are just some of the program's many accomplishments. The following pages illustrate the history of the program, highlighting many of these achievements. The items included in the timeline are categorized into six themes, which are described below.

TIMELINE THEMES

Events in the heritage preservation timeline are divided into six (6) themes, which are described below. Each theme is identified using a color so that one theme can be followed throughout the timeline, or so that events within one theme can be recognized in the context of other themes.

ICONS & GRAPHICS

The icons used in this timeline indicate the designation of a heritage resource, and include residential, commercial, and cemetery designations at the local level, as well as state and National Register designations. Images and logos are also used throughout the timeline to indicate key organizations and events.

	Acts & Regulations Adoption of ordinances and creation of programs that established and supported Plano's heritage preservation program.
	Designations Buildings, sites, or districts that have been officially recognized as culturally and architecturally significant and are therefore deserving of designation and recognition.
	Historic Survey The study of individual structures and sites or groupings of structures and sites in order to determine if they have historic, cultural, archaeological, or architectural importance.
	Information/Other Committees, commissions, programs, awards, and other events that have supported and impacted Plano's heritage preservation program.
	Plans & Guidelines Documents that guide the heritage preservation program and indicate appropriate changes to heritage resources throughout Plano.
	Relocations & Demolitions Relocations and demolitions of structures significant to the history of Plano.

PLANO'S DESIGNATED HERITAGE RESOURCES

The resources listed below identify Plano's individually designated structures at the local, state, and national levels. These resources can be found on the timeline that follows.



Heritage Landmarks

- | | | |
|--|---|---|
| <ol style="list-style-type: none"> 1. Ammie Wilson House (1982) 2. Roller House (1982) 3. Aldridge House (1982) 4. Carpenter House (1982) 5. Forman House (1983) 6. Olney Davis House (1984) 7. Lamm House (1986) 8. Moore House/Plano Masonic Lodge(1987) 9. Plano National Bank/IOOF Building (1987) 10. Mitchell House (1989) 11. S.B. Wyatt House (1989) 12. Interurban Station (1990) 13. Bowman Cemetery (1990) 14. Carlisle House (1992) | <ol style="list-style-type: none"> 15. Mathews House (1992) 16. Wells Homestead (1992) 17. Wall-Robbins House (1992) 18. Hood House (1996) 19. Little Carlisle House (1998) 20. Haggard Park Heritage District (2000) 21. R.A. Davis House (2000) 22. Mary Schimelpfenig House (2000) 23. Schell House (2001) 24. Plano High School/Cox School (2001) 25. Merritt Building (2003) 26. Downtown Heritage District (2003) | <ol style="list-style-type: none"> 27. Will Schimelpfenig House (2003) 28. Hughston House (2003) 29. Dudley O'Neal House (2003) 30. Salmon House (2003) 31. Bagwill-Sherrill Building (2004) 32. Arch Weatherford House (2004) 33. Thornton House (2005) 34. McCall Skaggs House (2005) 35. L.A. Davis Cemetery (2017) 36. Saigling House (2018) 37. Texas Pool (2023) |
|--|---|---|



Recorded Texas Historic Landmarks

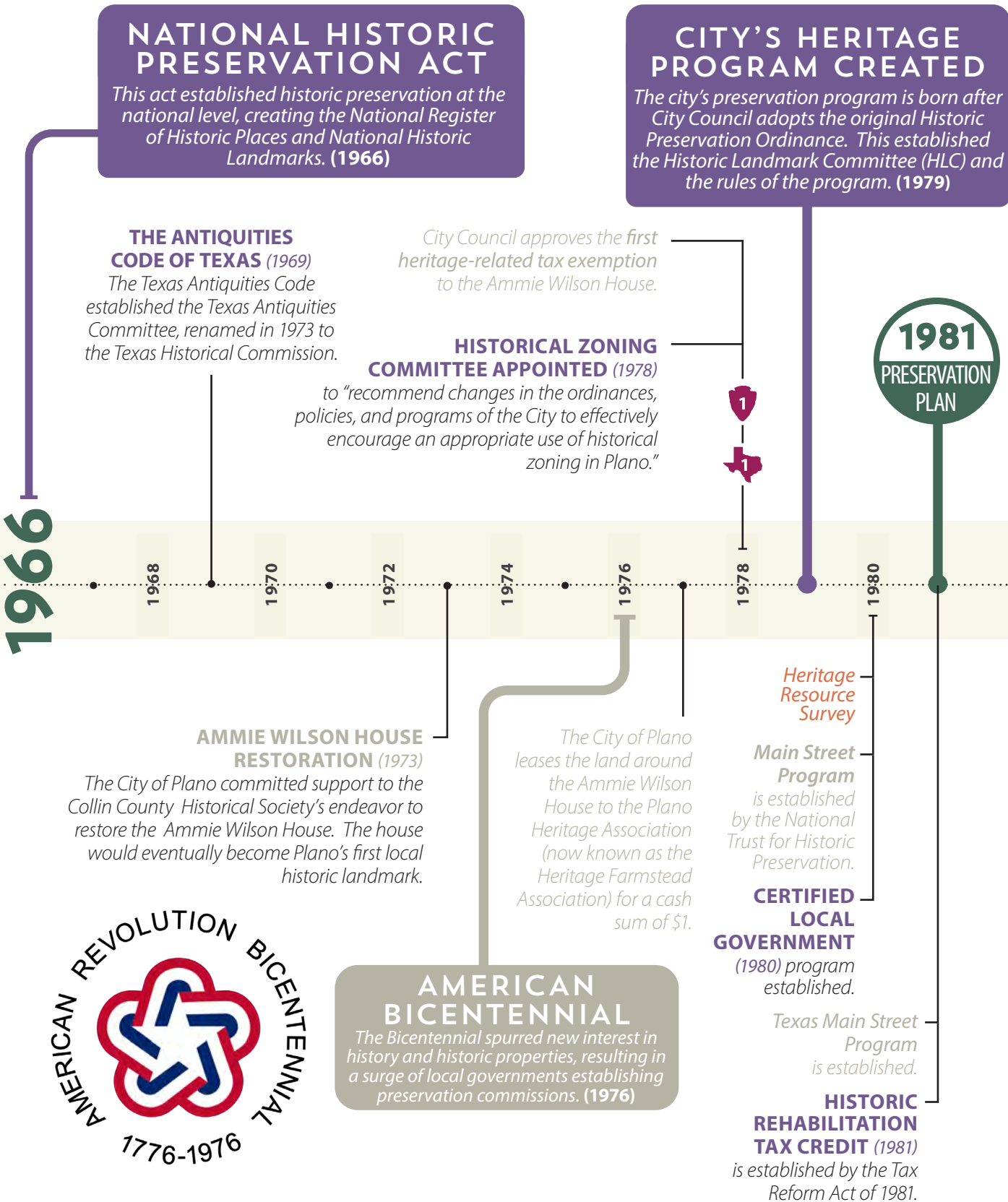
- | | | |
|---|--|---|
| <ol style="list-style-type: none"> 1. Ammie Wilson House (1978) 2. Plano Station/Texas Electric Railway (1990) 3. Plano National Bank/I.O.O.F. Lodge Building (1993) | <ol style="list-style-type: none"> 4. Plano High School and Gymnasium (2006) 5. Mathews General Store (2014) 6. W.D. McFarlin Building (2015) | <ol style="list-style-type: none"> 7. Fred Schimelpfenig Building (2015) 8. Saigling House (2018) 9. Aldridge House (2022) |
|---|--|---|



National Register Designations

- | | | |
|--|---|--|
| <ol style="list-style-type: none"> 1. Ammie Wilson House (1978) 2. Interurban Station (2005) | <ol style="list-style-type: none"> 3. Downtown HROD (2017) 4. Saigling House (2018) | <ol style="list-style-type: none"> 5. Texas Pool (2019) |
|--|---|--|

1966-2024: PRESERVATION IN PLANO



- Designations
- Acts & Regulations
- Plans & Guidelines
- Historic Survey
- Relocations & Demolitions
- Information/Other

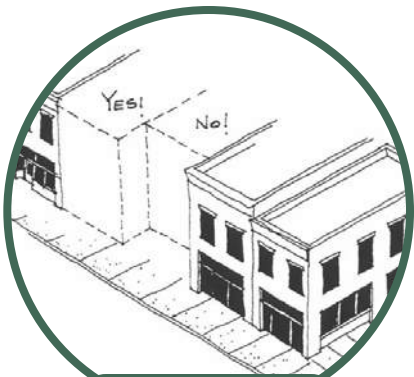
HERITAGE FARMSTEAD MUSEUM

The Heritage Farmstead Museum opens to the public.

1986
PRESERVATION PLAN

Heritage Resource Survey

DOWNTOWN DEVELOPMENT PLAN
Part of a renewed focus on downtown, this plan was the catalyst for much of the revitalization that began in the 1990s. (1991)



DESIGN GUIDELINES FOR PLANO'S HISTORIC AREAS (1993)

Plano becomes a Certified Local Government

Demolition Delay Established

Heritage Resource Survey

Tax Exemption Ordinance Update



1996

1982



HERITAGE TAX EXEMPTIONS
This program established partial exemptions from the City of Plano, PISD, Collin County, and CCCCD taxes for historic properties. (1984)

1988

THE SECRETARY OF THE INTERIOR STANDARDS (1988)
become the official review criteria of the HLC.

1992
PRESERVATION PLAN

The Vontress House is relocated to 1611 H Ave. in Haggard Park



GEORGE HOUSE RELOCATED

Years of effort to save the George House from demolition helped spur creation of the city's heritage preservation program. Once located where the Municipal Center is today, the house is now a part of Dallas Heritage Village. (1982)



Car 360 Acquisition & Restoration



Residential Local Designation



Commercial Local Designation



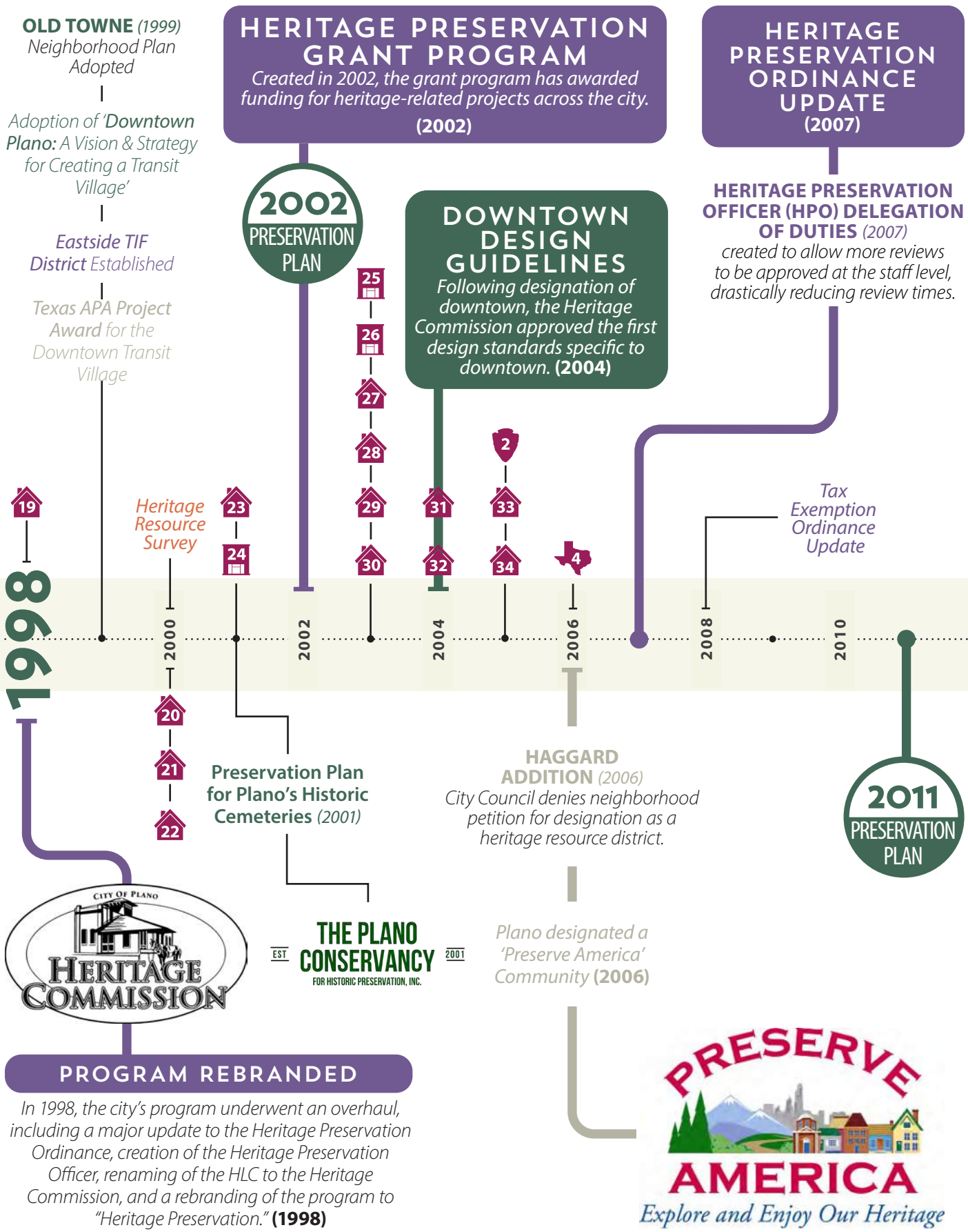
Cemetery Local Designation



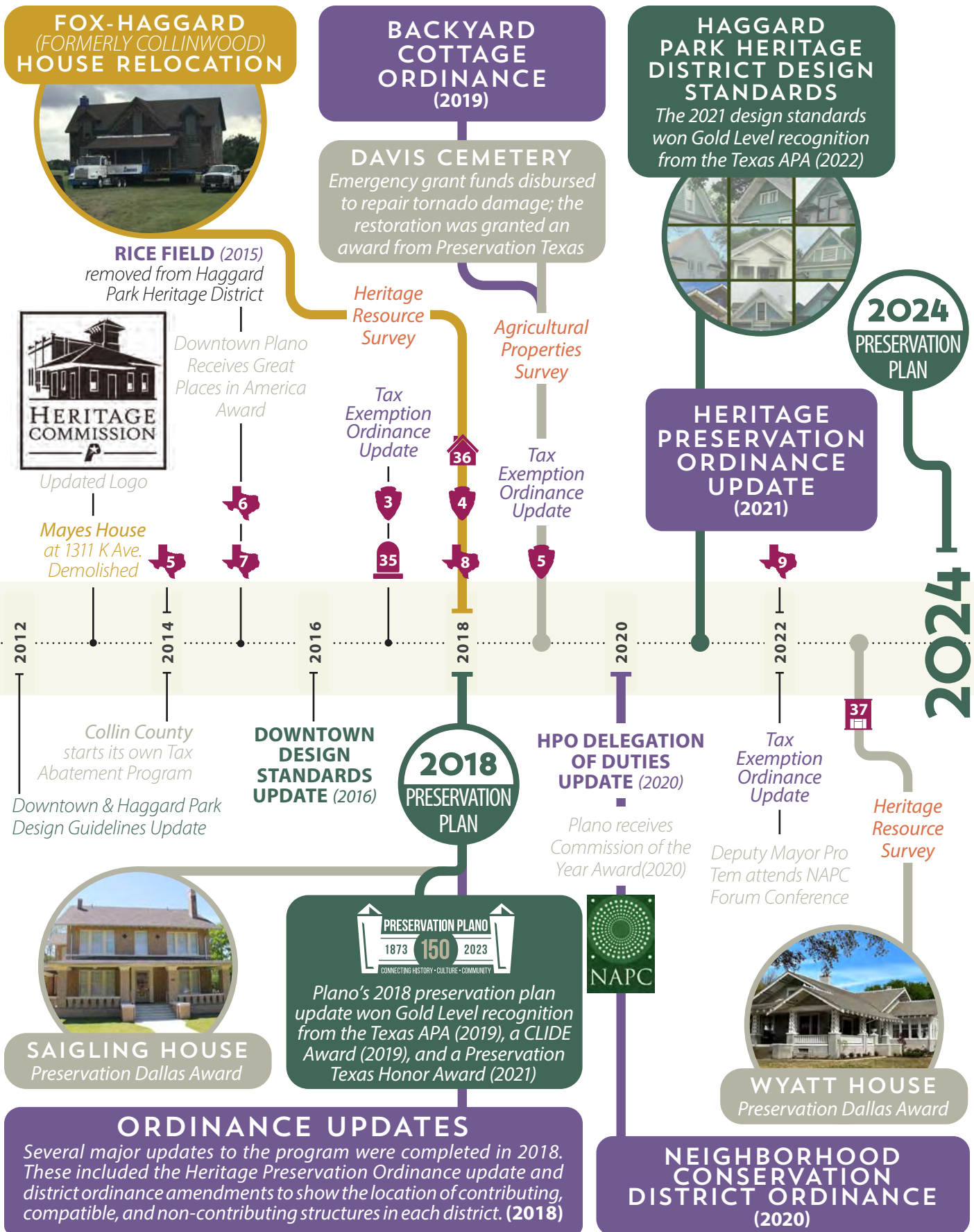
Recorded Texas Historic Landmark



National Register Designation



- Designations
- Acts & Regulations
- Plans & Guidelines
- Historic Survey
- Relocations & Demolitions
- Information/Other



-  Residential Local Designation
-  Commercial Local Designation
-  Cemetery Local Designation
-  Recorded Texas Historic Landmark
-  National Register Designation

CURRENT STATE OF THE PROGRAM



YEARS OF ADMINISTRATION

Heritage Preservation Ordinance

You can view the Heritage Preservation Ordinance at this link:

<https://content.civicplus.com/api/assets/cd9cdcb7-6f7d-421e-8ded-aa347630a530>

Heritage Commission

More information on the Heritage Commission can be found here:

<https://www.plano.gov/1225/Heritage-Commission>

Certificate of Appropriateness

The Certificate of Appropriateness form and information about the review process can be found here:

<https://www.plano.gov/2094/Design-Standards-Applications>

ADMINISTRATION

Operating for almost 44 years, the City of Plano's heritage preservation program is administered through a variety of groups and tools.

Heritage Preservation Ordinance

The Heritage Preservation Ordinance does the following:

- ▲ Serves as the enabling authority for the heritage preservation program
- ▲ Establishes and explains the powers and duties of the Heritage Commission
- ▲ Establishes the duties of the Heritage Preservation Officer (HPO)
- ▲ Outlines the purpose of the Preservation Plan and Historic Resource Surveys
- ▲ Identifies requirements, criteria, and procedures for the designation of heritage resources
- ▲ Identifies requirements, criteria, and review procedures for Certificates of Appropriateness

Heritage Commission

The Heritage Commission consists of seven members that are appointed by City Council. The Commission is made up of community members who have an interest, competence, or knowledge in historic preservation, history, planning, architecture, real estate, legal, archaeology, or another field related to heritage preservation. The Commission is responsible for a variety of actions including:

- ▲ Review of Certificate of Appropriateness for compliance with Design Guidelines
- ▲ Evaluate applications for designating heritage resources
- ▲ Review and make recommendations for grant applications
- ▲ Prepare the preservation plan and recommendations for potential heritage resources
- ▲ Recommend tax exemptions for historic properties

Heritage Preservation Officer

The Heritage Preservation Officer (HPO) is responsible for a myriad of duties that are key to the successful operation of the heritage preservation program. The duties of the HPO are outlined in the Heritage Preservation Ordinance and the Delegation of Duties.

Heritage Preservation Plan

The Heritage Preservation Plan directs and coordinates citywide preservation efforts, placing the work into a broader framework of community and economic development objectives. The Plan is not a regulatory document; instead it outlines goals, policies, and actions the community should take to further its preservation efforts. This Heritage Preservation Plan is the seventh version.

Heritage Preservation Grant Program

Offered by the City of Plano, this grant supports local nonprofit organizations that promote heritage preservation and heritage tourism in Plano. Grants are available as funds permit.

Heritage Tax Exemption Program

This city-run program provides tax relief for property owners of historic buildings who commit to maintaining their historic building. Once in the program, these properties are subject to yearly site assessments to ensure proper maintenance. Four categories of property tax relief exist and are based on the use of a historic structure:

- ▲ Class A Structures - Used exclusively for residential purposes and individually designated - can receive up to 100% exemption
- ▲ Class B Structures - Occupied in whole or part for purposes other than residential and individually designated - can receive up to 50% exemption
- ▲ Class C Structures - Occupied exclusively for residential and noted as contributing in a locally designated district - can receive up to 75% exemption
- ▲ Class D Structures - Occupied, in whole or in part, for purposes other than residential and contributing in a locally designated district - can receive up to 38% exemption

Design Standards

Design standards provide objective criteria for determining the appropriateness of treatments of existing buildings and include direction for compatible new development. The City of Plano has two sets of adopted design standards, one for Downtown and one for Haggard Park. The Secretary of the Interior Standards apply to all other properties located outside of the two heritage districts.

Special Zoning: Douglass Community

The Douglass Community is identified through its unique development character. While it is not designated as a heritage district, special zoning requirements under the "General Residential" zoning classification help this neighborhood maintain its unique character. Standards include minimum lot dimensions, maximum building height, and a front porch requirement.

Heritage Resource Surveys

Surveys are conducted to identify, research, and document buildings and sites to determine whether there is any historic, architectural, or cultural significance that should be protected. City-wide surveys have been conducted at various times since the heritage preservation program began in 1979:

- ▲ 1980
- ▲ 1986
- ▲ 1992
- ▲ 2002
- ▲ 2018
- ▲ 2023

More detailed surveys have also been completed in the past as part of district designations:

- ▲ 2002 & 2016 - Downtown Heritage District
- ▲ 1999 & 2018 - Haggard Park Heritage District

Heritage Tax Exemption Program

To learn more about the tax exemption program, visit:

<https://www.plano.gov/1186/Heritage-Tax-Exemption-Program>

More information about the program can be found on page 58.

Heritage Preservation Grant Program

To learn more about the Heritage Grant Program, visit:

<https://www.plano.gov/2095/Heritage-Grant-Program>

More information about the heritage grant program and its recipients can be found on pages 58-61.

Design Standards

The Design Standards for the Downtown Heritage District are available at the following link:

<https://content.civicplus.com/api/assets/43bd96fc-6ee2-47be-bf8b-91068dbfcb3f?>

The Design Standards for the Haggard Park Heritage District are available at the following link:

<https://content.civicplus.com/api/assets/144a9c5d-1b25-4f16-a95d-0e39caca4a00?>

Heritage Resource Surveys

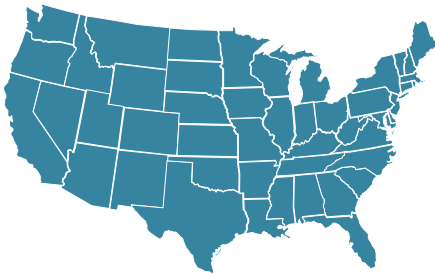
The Heritage Resource Survey for the Downtown Heritage District are available at the following link:

<https://content.civicplus.com/api/assets/26e139ed-851c-4a33-9fd7-f7d1f3a566c5?>

The Heritage Resource Survey for the Haggard Park Heritage District are available at the following link:

<https://content.civicplus.com/api/assets/97b74b2c-3618-46f2-8775-a1a1721ba016?>

DESIGNATIONS



Heritage resources can be designated at the local, state, and national levels depending on the significance of the resource. The City of Plano has resources designated at each level, as described in this section.

NATIONAL-LEVEL DESIGNATIONS

Saigling House



Interurban Railway



Ammie Wilson House



Texas Pool



National Register of Historic Places

The website for National Register of Historic Places is:
<https://www.nps.gov/subjects/nationalregister/index.htm>

National Register of Historic Places - Downtown Historic District



STATE-LEVEL DESIGNATIONS

9

Recorded Texas Historic Landmarks (RTHL)

- ▲ Ammie Wilson House
- ▲ Mathews General Store
- ▲ Plano National Bank/ I.O.O.F. Lodge Building
- ▲ Fred Schimelpfenig Building
- ▲ Plano Station/Texas Electric Railway
- ▲ Plano High School and Gymnasium
- ▲ W.D. McFarlin Building
- ▲ Saigling House
- ▲ Aldridge House

9

State Cemeteries Markers

- ▲ Young Cemetery
- ▲ Bethany Cemetery
- ▲ Leach-Thomas Cemetery
- ▲ Old City Cemetery
- ▲ Bowman Cemetery
- ▲ Baccus Cemetery
- ▲ Collinsworth Cemetery
- ▲ Plano Mutual Cemetery
- ▲ Rowlett Creek Cemetery



LOCAL-LEVEL DESIGNATIONS

Heritage Landmarks

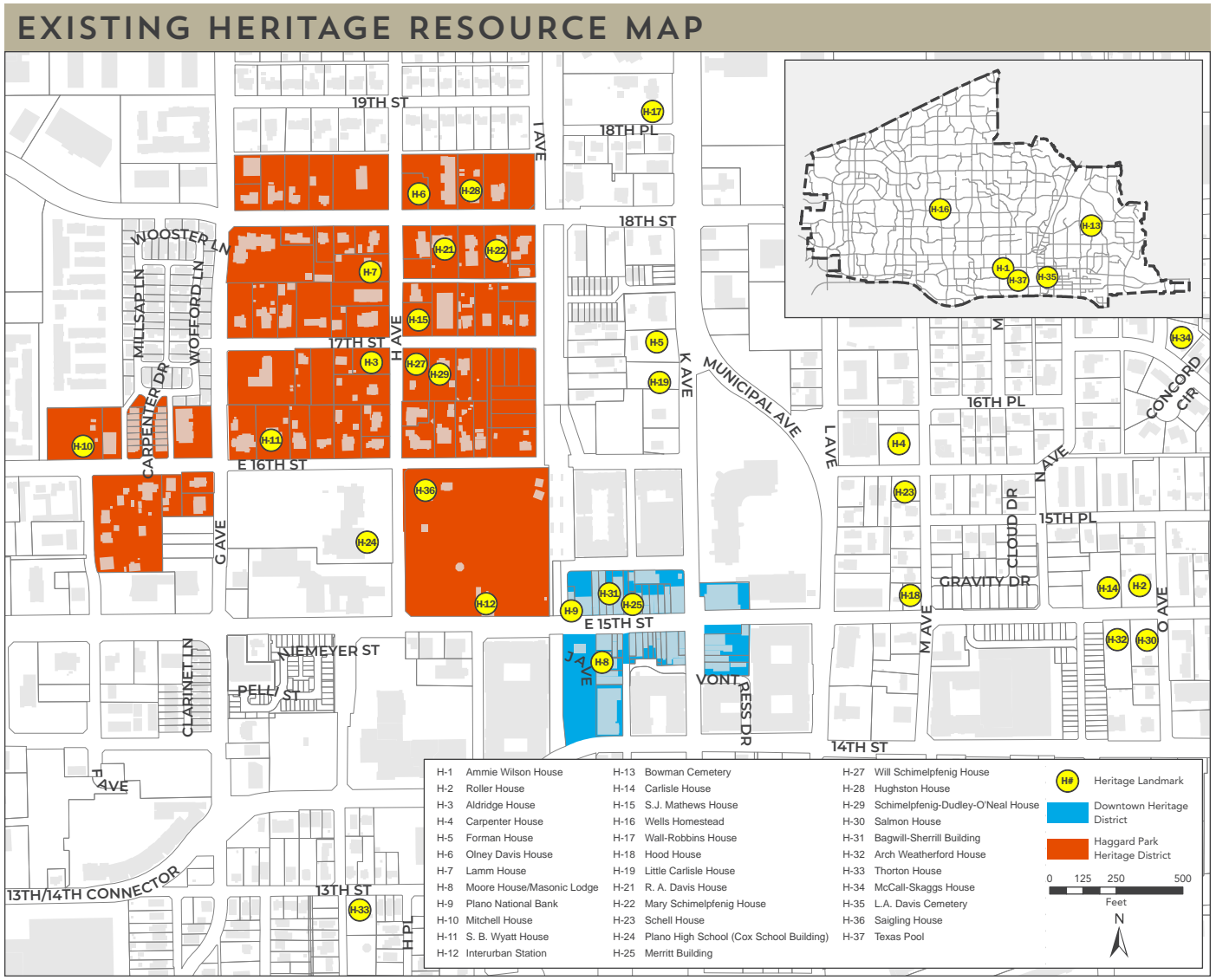
Individual structures, sites, and landmarks that have retained their historical, cultural, architectural, or archaeological significance can be recognized and designated by the City Council as heritage landmarks. These are designated based on their own individual merits, even if located within a larger historic district, and may be eligible for tax exemptions and other incentives. There are currently 35 heritage landmarks in Plano, which are detailed on pages 50-53.

Heritage Districts

The City of Plano also designates heritage districts, which contain at least two structures or sites that have retained historical, cultural, archaeological, or architectural significance. Individual structures within each district are classified as contributing, compatible, or non-contributing based on factors such as age, historical significance, and building integrity. Properties within a heritage district may also be eligible for tax exemptions and other incentives. The City of Plano currently has two heritage resource overlay districts, Haggard Park and Downtown. More information can be found on pages 54-55.



Heritage Preservation Ordinance
 More information about designations can be found in the Heritage Preservation Ordinance at: <https://content.civicplus.com/api/assets/cd9cdeb7-6f7d-421e-8ded-aa347630a530>



HERITAGE LANDMARKS



H-1

Ammie Wilson House
1900 W. 15th Street
Constructed: 1891
Style: Queen Anne Victorian



H-2

Roller House
1413 E. 15th Street
Constructed: 1901
Style: Queen Anne Victorian



H-3

Aldridge House
1615 H Avenue
Constructed: 1907
Style: Prairie



H-4

Carpenter House
1211 E. 16th Street
Constructed: 1898
Style: Queen Anne Victorian



H-5

Forman House
1617 K Avenue
Constructed: 1867
Style: Greek Revival



H-6

Olney Davis House
901 18th Street
Constructed: 1890
Style: Queen Anne Victorian



H-7

Lamm House
1709 H Avenue
Constructed: ca. 1893
Style: Queen Anne Victorian



H-8

Moore House/Masonic Lodge
1414 J Avenue
Constructed: 1896
Style: Early 20th Century Vernacular



H-9

Plano National Bank/IOOF Lodge
1001 E. 15th Street
Constructed: ca. 1896/1936
Style: Art Deco



H-10
Mitchell House
 609 E. 16th Street
 Constructed: c. 1891
 Style: Folk Victorian



H-11
S. B. Wyatt House
 807 E. 16th Street
 Constructed: ca. 1910
 Style: Craftsman



H-12
Interurban Station
 901 E. 15th Street
 Constructed: 1908
 Style: Commercial Vernacular



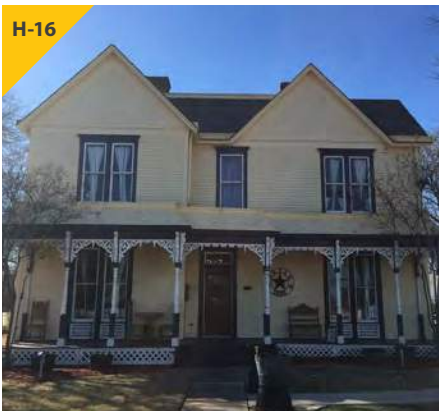
H-13
Bowman Cemetery
 Oak Grove Dr, near southern end
 of Santa Fe Park
 Burials: 1868-1921



H-14
Carlisle House
 1407 E. 15th Street
 Constructed: 1912
 Style: Prairie



H-15
S. J. Mathews House
 901 17th Street
 Constructed: 1888
 Style: Folk Victorian



H-16
Wells Homestead
 3921 Coit Road
 Constructed: ca. 1893
 Style: Queen Anne Victorian



H-17
Wall-Robbins House
 1813 K Avenue
 Constructed: 1898
 Style: Queen Anne Victorian



H-18
Hood House
 1211 E. 15th Street
 Constructed: 1892
 Style: Folk Victorian

HERITAGE LANDMARKS - CONTINUED



H-19

Little Carlisle House

1611 K Avenue

Constructed: 1925

Style: Transitional Tudor Cottage



H-21

R.A. Davis House

906 18th Street

Constructed: 1913

Style: Transitional Craftsman



H-22

Mary Schimelpfenig House

914 18th Street

Constructed: ca. 1890

Style: Queen Anne Victorian



H-23

Schell House

1210 E. 16th Street

Constructed: 1937

Style: Queen Anne Victorian



H-24

Plano High School (Cox School)

1517 H Avenue

Constructed: 1923

Style: Art Deco



H-25

Merritt Building

1023-1025 E. 15th Street

Constructed: 1916

Style: Early 20th Century Vernacular



H-27

Will Schimelpfenig House

900 17th Street

Constructed: ca. 1901

Style: Queen Anne Victorian



H-28

Hughston House

909 18th Street

Constructed: ca. 1890/1908

Style: Prairie



H-29

Schimelpfenig-Dudley-O'Neal House

906 17th Street

Constructed: ca. 1893

Style: Queen Anne Victorian



H-30
Salmon House
1414 E. 15th Street
Constructed: ca. 1898
Style: Queen Anne Victorian



H-31
Bagwill-Sherrill Building
1015 E. 15th Street
Constructed: ca. 1895/1919
Style: Art Deco



H-32
Arch Weatherford House
1410 E. 15th Street
Constructed: 1915
Style: Prairie



H-33
Thornton House
900 13th Street
Constructed: ca. 1900
Style: Vernacular



H-34
McCall-Skaggs House
1704 N Place
Constructed: 1959
Style: Ranch



H-35
L.A. Davis Cemetery
1000 H Avenue
Burials: 1945 - Present



H-36
Saigling House
902 E. 16th Street
Style: Craftsman



H-37
Texas Pool
901 Springbrook Drive
Style: Contemporary

HERITAGE DISTRICTS

Haggard Park Facts

Year Designated: 2000

Ordinances: 2000-1-6, 2015-2-8, 2018-6-9

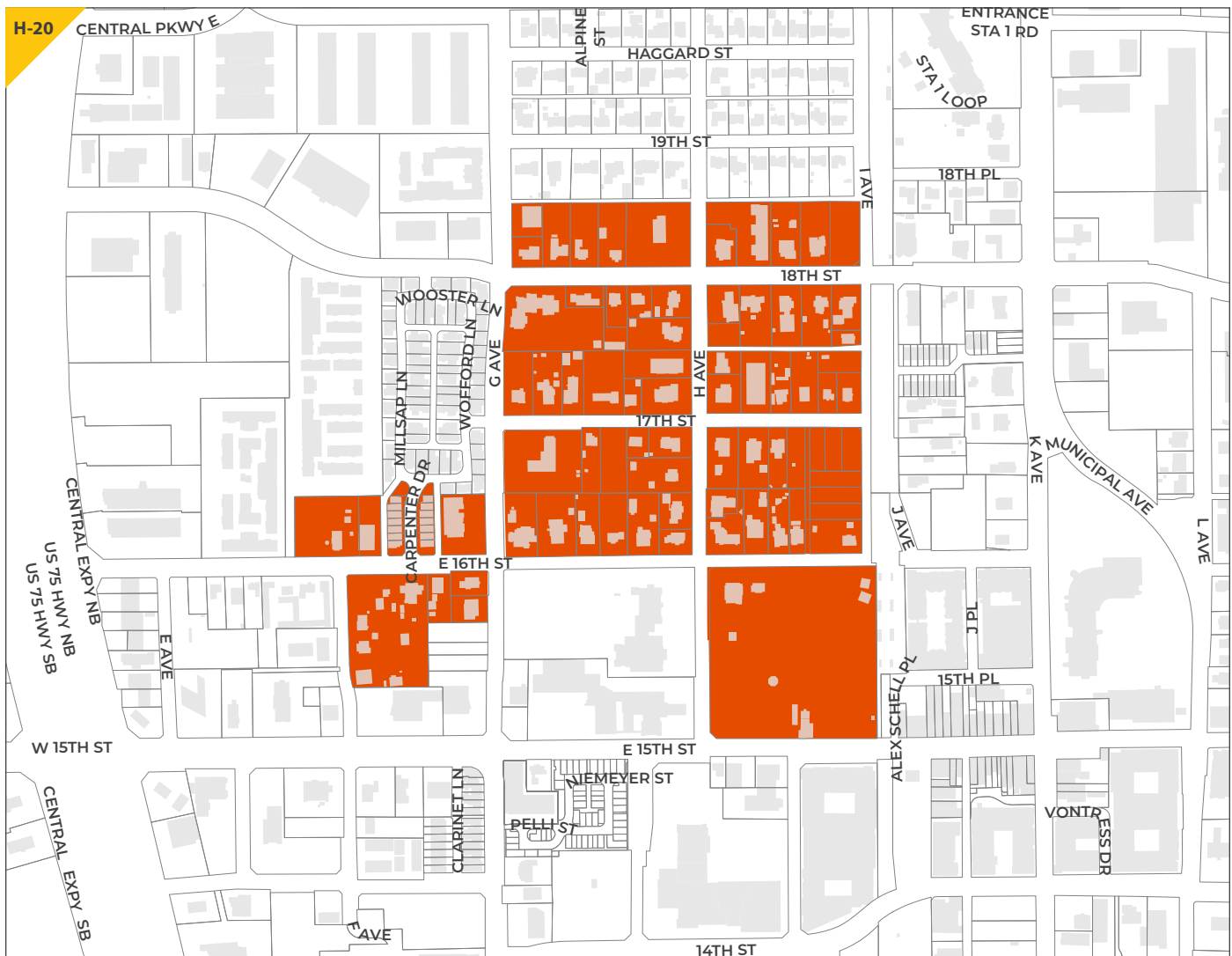
Surveys: <https://content.civicplus.com/api/assets/97b74b2c-3618-46f2-8775-a1a1721ba016?>

Design Standards: Haggard Park Heritage District Design Standards

Haggard Park

Designated in 2000, the Haggard Park Heritage District was the first heritage district in the city. It includes one of Plano's earliest neighborhoods and is named for Haggard Park, a municipal park located in the southern portion of the district. Homes in Haggard Park were constructed as early as 1890, with several homes relocated to the area in the 1980s. Although primarily a single-family neighborhood, most of the historic homes along 18th Street have been converted to commercial uses.

An intensive-level survey of the district was performed in 2018, which resulted in an updated list of contributing, compatible, and non-contributing structures (see Appendix B). The survey also deemed Haggard Park eligible for listing on the National Register of Historic Places.



Downtown

Designated in 2002, the Downtown Heritage District is located at the intersection of K Avenue and 15th Street (originally Main Street and Mechanic Street, respectively). The city's original commercial and cultural activity center, Downtown's importance diminished in the late 20th century following the construction of Central Expressway (US 75) and the opening of more modern shopping centers throughout Plano. Intensive efforts to revitalize downtown in the 1990s were successful in bringing renewed energy and activity to the district, including a light rail connection and transit-oriented development. Downtown Plano was added to the National Register of Historic Places in 2017.

An intensive-level survey of the district was performed in 2016, and updated in 2018, which resulted in an updated list of contributing, compatible, and non-contributing structures (see Appendix B).

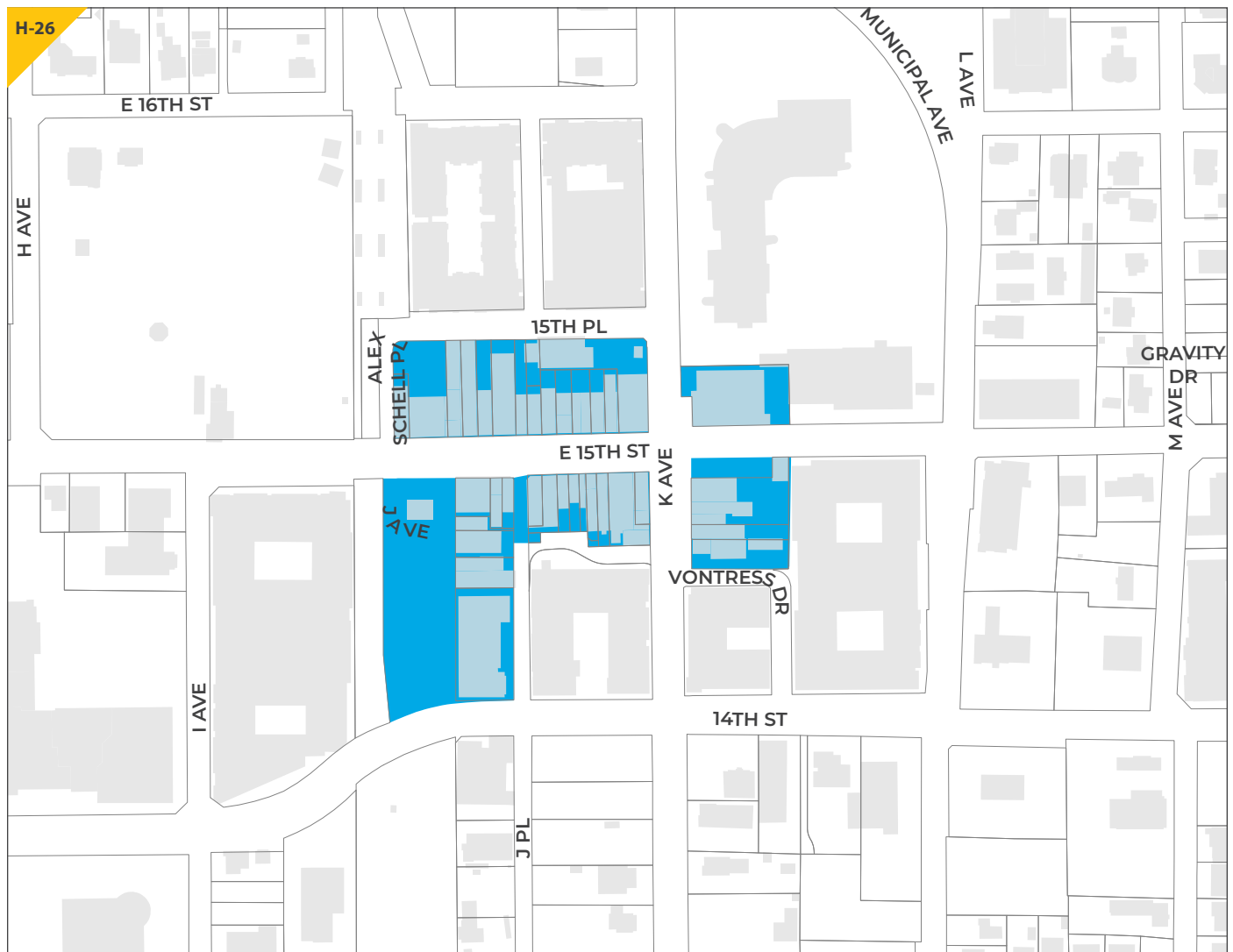
Downtown Facts

Year Designated: 2003

Ordinances: 2003-2-14, 2018-6-10

Surveys: <https://content.civicplus.com/api/assets/26e139ed-851c-4a33-9fd7-f7d1f3a566c5?>

Design Standards: *Downtown Heritage District Design Standards*



INCENTIVES AND BENEFITS

Strong heritage preservation programs include incentives and benefits to assist property owners in maintaining heritage resources. Often, special benefits are offered to stimulate investment in heritage properties, encourage owners to follow appropriate rehabilitation procedures, and assist those with limited budgets. Some financial benefits are offered through the City of Plano, while others are available from regional, state, and national organizations.

CITY INCENTIVE PROGRAMS

The City of Plano offers a number of incentive programs, some of which are exclusive to designated historic resources and others that apply to historic structures or older, but non-historic, buildings.

Heritage Preservation Grant Program

2004-2005 to 2022-2023

\$13.1 million

TOTAL Grant Funds Allocated

- ▲ Local nonprofit organizations that support heritage preservation and heritage tourism
- ▲ Funds available for historical programming, historic preservation advocacy work and potentially historic restoration projects
- ▲ See pages 57-59 for grant funding provided to non-profit organizations over the past 19 years
- ▲ <https://www.plano.gov/2095/Heritage-Grant-Program>

Heritage Tax Exemption Program

Between

38% - 100%

Tax Exemption, Depending on Use of Structure

- ▲ Provides tax relief to invest in maintenance and repairs to the historic property
- ▲ Four categories based on building use and designation; each category receives a different percentage of tax exemption
- ▲ Participating properties surveyed annually to ensure proper maintenance
- ▲ See Page 60 for a breakdown of the tax exemption statistics since 2008.
- ▲ <https://www.plano.gov/1186/Heritage-Tax-Exemption-Program>

The Great Update Rebate

Potential Rebates Up To

\$5,000

Per Property Per Year

- ▲ Operated by the City's Neighborhood Services Department
- ▲ Single-family homes, duplexes, townhomes, and condominiums 35 years or older qualify
- ▲ Funds awarded based on types of improvements made
- ▲ <https://www.plano.gov/930/The-Great-Update-Rebate>



CITY INCENTIVE PROGRAMS: HERITAGE PRESERVATION GRANT PROGRAM RECIPIENT OUTCOMES

Over the program's 19 years, many organizations throughout Plano have taken advantage of the funding opportunity to finance a wide variety of projects. In one way or another, these projects all support heritage preservation and/or heritage tourism efforts in Plano. The following pages illustrate a variety of projects that have been funded by the Heritage Preservation Grant Program.

HERITAGE FARMSTEAD MUSEUM



Lights on the Farm holiday event



Easter Egg Hunt holiday event



Fence repair project



Heritage Farmstead Museum 50th Anniversary event

TEXAS POOL



Texas Pool mermaid at Plano's 150th birthday celebration



Memorial Day event at the pool



Texas Pool was designated as a Heritage Landmark in 2023

PLANO CONSERVANCY FOR HISTORIC PRESERVATION



Archaeology Fair at Haggard Library



Children's heritage preservation coloring book



Plano Mutual Cemetery restoration project

NORTH TEXAS MASONIC HISTORICAL MUSEUM AND LIBRARY



Masonic headstone restoration



City Councilmember Ricciardelli presents a certificate to Masons at an open house event in 2019



Moore House masonry repair

ROWLETT CREEK CEMETERY ASSOCIATION



Fence and gate repair

PLANO ART ASSOCIATION



Art Mural

DOUGLASS COMMUNITY ARTS ADVISORY COMMITTEE



Douglass Community Mural

ARTCENTRE OF PLANO



ArtCentre of Plano's office is in the historic Saigling House in Haggard Park

PLANO AFRICAN AMERICAN MUSEUM



Thornton House restoration

BLACKLAND PRAIRIE FESTIVAL



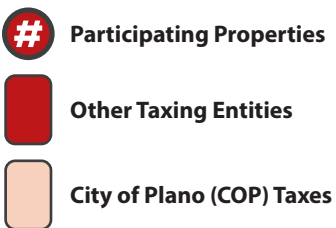
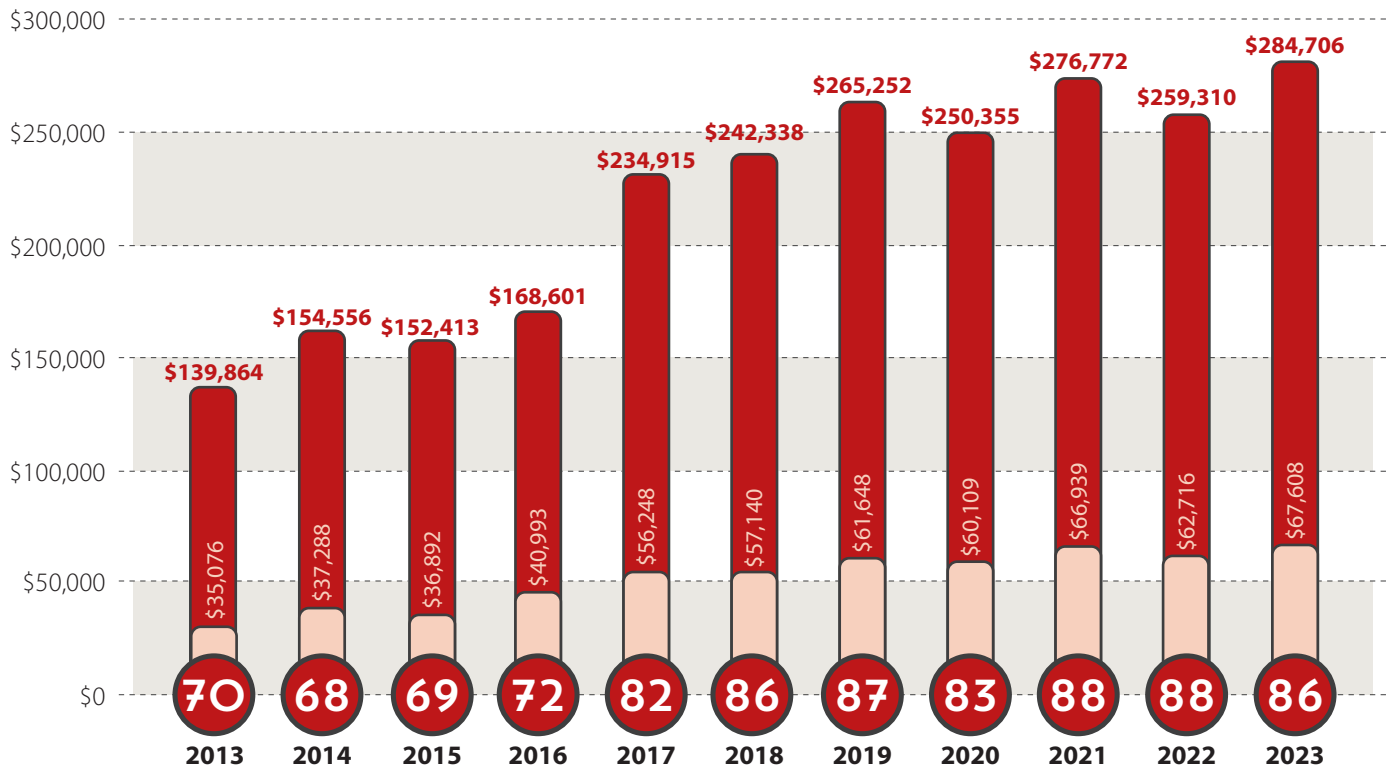
Burro wagon ride at Haggard Park



Festival scene on 15th Street looking east from the DART rail line

CITY INCENTIVE PROGRAMS: HERITAGE TAX EXEMPTION PROGRAM

Originally passed by Council in 1984, the Heritage Tax Exemption Program provides tax relief to property owners to encourage the preservation and maintenance of the historic property. To ensure the properties are being appropriately maintained and repaired, owners who participate in the program are subject to a yearly site assessment of their property. As the program has gained tenure, more and more owners of historic structures have opted to be a part of the program. As seen in the chart below, which illustrates the past ten years of the program compared to the local taxes, the number of participating properties held fairly steady until recent years. In 2017, the requirements to qualify for the program were loosened, sparking a noticeable increase in properties participating in the program in 2017 and 2018. The City of Plano, Plano ISD, and Collin County Community College all participate in the tax exemption program. Collin County participated until 2014, when it created its own tax abatement program.



EXTERNAL TAX INCENTIVE PROGRAMS

Additional tax incentives are offered at the county, state, and national levels for designated historic resources.

Collin County Historical Property Tax Abatement Program

Either

**50% OR
100%**

Tax Exemption, Depending on Use of Structure

- ▲ Collin County Historical Commission accepts applications, inspects properties to determine eligibility, and recommends which properties should be approved
- ▲ Properties may only qualify once
- ▲ <https://www.collincountytx.gov/Business-and-Living/Historical-Commission/initiatives>

Texas Historic Preservation Tax Credit Program

Provides Funding Up To

25%

Of Rehabilitation Costs

- ▲ Available for buildings listed in the National Register of Historic Places, Recorded Texas Landmarks, and Texas State Antiquities Landmarks
- ▲ Funding provided for up to 25% of rehabilitation costs
- ▲ <https://thc.texas.gov/preserve/grants-tax-credits-and-funding/historic-preservation-tax-credits/texas-historic>

Federal Rehabilitation Tax Credit Program

Approximately

1,200

Projects Funded Each Year

- ▲ 20% income tax credit available for income-producing certified historic properties
- ▲ Rehabilitation work must follow the Secretary of the Interior's Standards for Rehabilitation
- ▲ <https://www.nps.gov/subjects/taxincentives/index.htm>



The Collin County Historical Commission Programs and Initiatives webpage, which includes information on applying for Tax Abatements and other historic preservation programs.

Tax Credit Program Highlight: W.D. McFarlin Building

Plano, Collin County
1899

History

The current W.D. McFarlin building replaced an older building which burned in 1895. As McFarlin, the building's then-owner, rebuilt using bricks salvaged from the first building. The building was leased to multiple drug store tenants over the years, during the McFarlin family's ownership, which lasted until 1950. The building has also housed grocery and dry goods stores. The first floor currently houses a popular bar and restaurant. The second floor, which only extends over the front half of the building, is used for office space. Although the masonry has been painted, the building retains high historic integrity with most of its original storefront.

Rehabilitation Project

The building's owner utilized the state tax credits to replace the building's roof, non-historic windows on the rear of the second floor, and undertake some minor interior repairs. Future projects may include repainting the storefront and repainting the exterior brick.



Designation	Recorded Texas Historic Landmark
Historic Use	Drug store
Current Use	Bar and restaurant
Total Rehabilitation Cost	\$46,085
Qualified Rehabilitation Expenses	\$32,446
Date Certified	7/21/2017
	Certified for state credits only

The Texas Historical Commission website provides highlights from the projects that have received Texas Historic Preservation Tax Credit funds.

EXTERNAL GRANT PROGRAMS

Grant programs are also available at the state and national level; some are specifically for designated historic resources, while others may apply to undesignated sites and structures.

Certified Local Government (CLG) Grant Program	Texas Preservation Trust Fund (TPTF)	Humanities Texas Grants	Kresge Foundation: Arts and Culture Program
<p>Approximately</p> <p>\$2,000 TO \$30,000</p> <p>Funded Each Year</p>	<p>Approximately</p> <p>\$200,000</p> <p>Projects Funded in 2018</p>	<p>Smaller Grants Up To</p> <p>\$1,500</p>	<p>Grants Span</p> <p>1 TO 3</p> <p>Years</p>
<ul style="list-style-type: none"> ▲ Available to cities and counties "certified" as CLG ▲ Funds available to programs that work to develop and strengthen local preservation programs, and to protect heritage resources ▲ Requires local cash match equal to 50% for the total project cost. ▲ https://www.thc.texas.gov/preserve/projects-and-programs/certified-local-government 	<ul style="list-style-type: none"> ▲ Provides funding to save and protect threatened historic properties and archaeological sites. ▲ Funds distributed as matching grants ▲ Grants must provide a minimum of one dollar matching cash to each state dollar approved. ▲ https://www.thc.texas.gov/preserve/projects-and-programs/texas-preservation-trust-fund 	<ul style="list-style-type: none"> ▲ Funds provided to develop programs of local interest promoting heritage, culture, and education ▲ Grants provided as mini-grants, major grants for community projects, and major grants for media projects ▲ https://www.humanitiestexas.org/grants 	<ul style="list-style-type: none"> ▲ Single and multi-year grants available to nonprofit organizations, government entities, and faith-based organizations ▲ Arts and Culture program supports creative placemaking, focusing on creativity, building a community's assets, and cross-disciplinary projects. ▲ https://kresge.org/our-work/arts-culture/

PRESERVATION PARTNERS

Plano's heritage preservation program is strengthened through its numerous partnerships with local, state, and federal groups. In some cases, heritage preservation is an organization's primary mandate; other organizations focus on activities that are not directly related to preservation, but that do have a secondary relationship.

CERTIFIED LOCAL GOVERNMENT (CLG)

The Certified Local Government Program is a local, state, and federal partnership that empowers communities to protect their heritage resources through research and designating qualifying structures. The City of Plano was designated as a CLG community in 1989, and is connected to a network of communities throughout Texas. CLG communities are supported by technical assistance, training programs, and grants provided by the Texas Historical Commission.

78

CLG Cities and Counties in Texas



Partners of Plano's Heritage Program

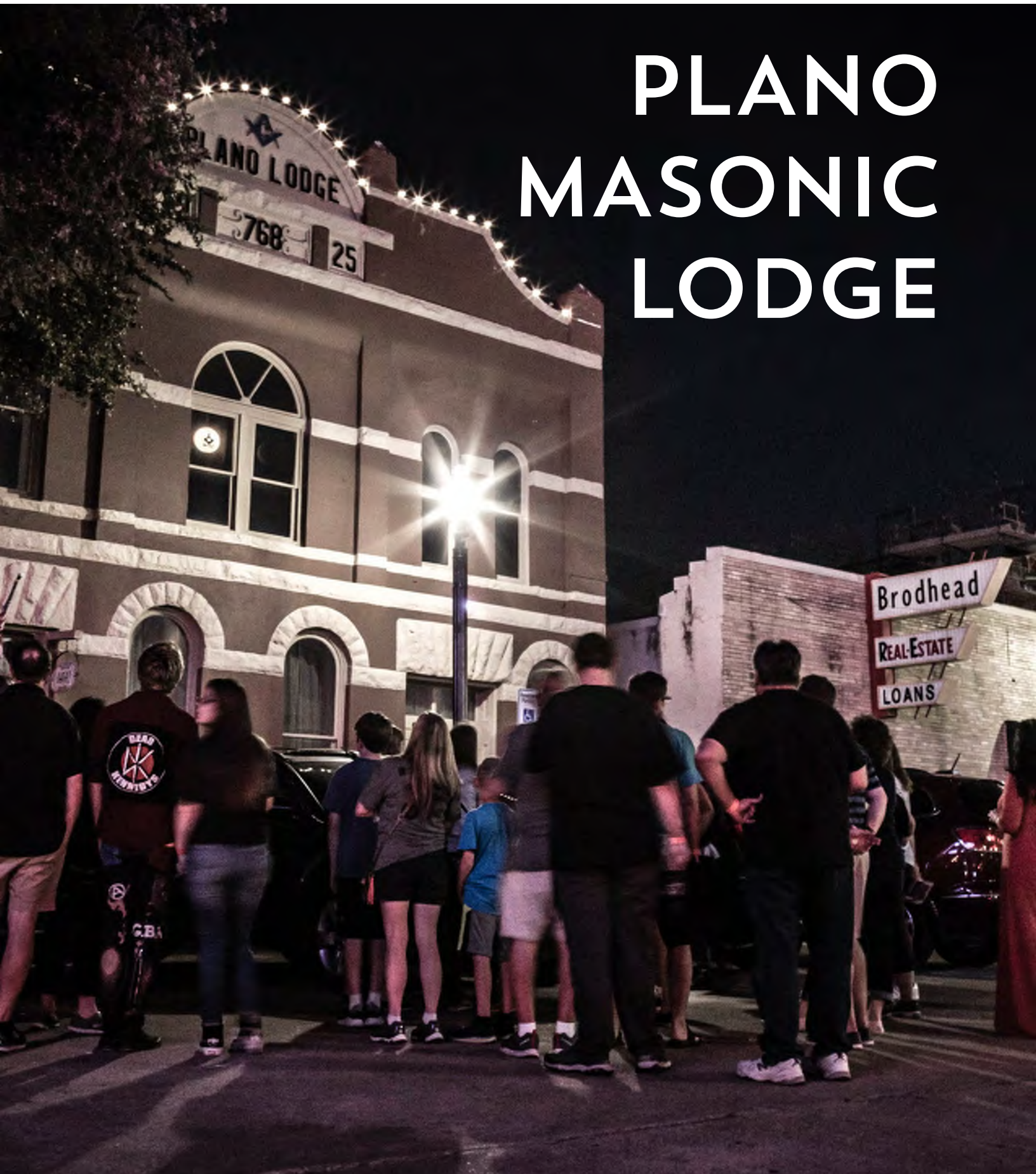
- Plano Conservancy for Historic Preservation
» <https://planoconservancy.org/>
- Heritage Farmstead Museum
» <https://www.heritagefarmstead.org/>
- Interurban Railway Museum
» <https://interurbanrailwaymuseum.org/>
- Saigling House
» <https://www.plano.gov/292/Saigling-House>
- North Texas Masonic Historical Museum and Library
» <https://northtexashistory.org/>
- Plano Art Association
» <https://www.planoartassociation.org>
- Plano Libraries
» <https://www.plano.gov/9/Library>
- Collin County Historical Commission
» <https://www.collincountytx.gov/Business-and-Living/Historical-Commission>
- Texas Historical Commission
» <https://www.thc.texas.gov/>
- National Register of Historic Places
» <https://www.nps.gov/subjects/nationalregister/index.htm>
- National Trust for Historic Preservation
» <https://savingplaces.org/>
- National Park Service
» <https://www.nps.gov/>
- Texas Pool Foundation
» <http://www.texaspool.org/>
- Plano ISD
» <https://www.pisd.edu/>
- Collin College
» <http://www.collin.edu/>

Certified Local Government (CLG)

More information about The Certified Local Government Program is available at:

<https://www.thc.texas.gov/preserve/projects-and-programs/certified-local-government>

PLANO MASONIC LODGE



CHAPTER 5: POTENTIAL HERITAGE RESOURCES

INTRODUCTION

Leading up to the 2024 Preservation Plan update, the City of Plano hired Austin-based HHM & Associates, Inc. (HHM) to complete the 2023 Heritage Resource Survey of properties and/or subdivisions developed between 1970 and 1975. Additionally, HHM also surveyed several properties and neighborhoods recommended for more research in the 2018 Preservation Plan. The purpose of the survey work was to identify, research, and evaluate properties and neighborhoods which may have historical, cultural, archaeological, or architectural importance, either as an individual property or as a district. As part of this process, a project website was developed, which included project information and maps of all properties to be surveyed. Additionally, two public meetings were held, and all owners of survey properties were mailed invitations to attend (see Appendix D). The first meeting was held prior to the survey and included an overview of the project's goals. The second was held after fieldwork and analysis were complete and focused on HHM's conclusions and eligibility determinations for surveyed properties.

As a result of the 2023 Heritage Resource Survey, ten individual properties and four districts were identified as Potential Heritage Resources (PHR); additionally, one existing PHR was expanded. PHRs are not officially designated historic, but they have the potential to be with further research and property owner interest. With this completed survey, it is important to keep in mind that:

- ▲ Listing as a Potential Heritage Resource is informational only and does not subject any property on the list to additional regulations, demolition restrictions, or architectural/design review by the Heritage Commission.
- ▲ Designation of an individual property requires an application by the property owner(s).
- ▲ Designation of districts requires an application signed by at least 60% of the property owner(s) within the proposed district.

In addition to PHRs, the 2023 Heritage Resource Survey also identified 34 potential Neighborhood Conservation Districts (NCD). NCDs are a new type of zoning overlay district established in 2020, when the City of Plano adopted a Neighborhood Conservation District Ordinance (Ordinance No. 2020-8-9). The NCD overlay option offers residents of Plano's established neighborhoods an optional tool to protect the distinctive architectural, physical, or visual character of their community from increasing redevelopment pressure, as well as incompatible additions, alterations, or new constructions. Driven by neighborhood owners and residents, the creation of an NCD allows conservation of the general form, scale, rhythm, design, style, and characteristics deemed important to them. Detailed NCD regulations can be found in Article 11.1000 of the City of Plano Zoning Ordinance.

- ▲ As with the PHRs, this list is informational only and does not subject any property on the list to additional regulations, demolition restrictions, or design/architectural review by the Heritage Commission.
- ▲ Designation of an NCD requires a zoning petition signed by property owners on 60% of either the land area or total number of lots or tracts of land within the proposed district's boundaries.

In addition to the list of PHRs and NCDs, a list was compiled of properties/districts that may be historically significant, but that require more research. For more detailed information about the properties included in the 2023 Heritage Resource Survey, refer to HHM's Final Survey Report in Appendix B.

PHR - INDIVIDUAL PROPERTIES



1108 11th Street
Construction Date: 1928
Style: Folk Victorian



1306 14th Street
Construction Date: ca. 1930
Style: Tudor Revival



1412 14th Street
Construction Date: 1949
Style: Modern



1700 14th Street
Construction Date: 1974
Style: N/A



1820 14th Street
Construction Date: 1963
Style: Ranch



1732 15th Place
Construction Date: 1968
Style: Ranch, Mansard



1212 E. 15th Street
Construction Date: ca. 1950
Style: Ranch



1300 E. 15th Street
Construction Date: 1898, 1949
Style: Colonial & Greek Revival



1728 E. 15th Street
Construction Date: 1957
Style: Ranch, Colonial Revival, & Cape Cod

PHR - INDIVIDUAL PROPERTIES



1300 E. 16th Street
Construction Date: ca. 1925
Style: Craftsman



808 19th Street
Construction Date: 1959
Style: Ranch & Craftsman



1601 Alma Drive
Construction Date: ca. 1925
Style: Prairie



1715 K Avenue
Construction Date: ca. 1920
Style: Colonial Revival & Craftsman



1800 K Avenue
Construction Date: 1962
Style: Modern



1613 Lake Hill Lane
Construction Date: 1973
Style: Ranch, Monterey



1513 M Avenue
Construction Date: ca. 1910
Style: National Folk



1512 N Avenue
Construction Date: 1927
Style: Tudor Revival



1708 O Avenue
Construction Date: 1959
Style: Ranch

PHR - INDIVIDUAL PROPERTIES



2924 Parker Road

Construction Date: 1950
Style: Ranch



1510 R Avenue

Construction Date: 1963
Style: Ranch



2801 Robin Place

Construction Date: 1973
Style: Contemporary



3330 San Gabriel Drive

Construction Date: 1972
Style: Colonial Revival



3200 Thunderbird Lane

Construction Date: 1973
Style: Contemporary



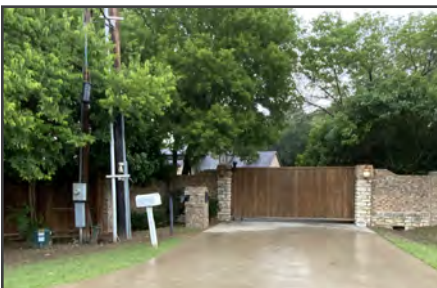
Fox-Haggard House

(Formerly Collinwood House)

Construction Date: ca. 1861
Style: National Folk, Gothic Revival

MORE RESEARCH REQUIRED - INDIVIDUAL

Three properties contained structures that were not visible from the public right-of-way (ROW) during the 2023 Heritage Resource Survey. As such, these are recommended for further research, pending right of entry.



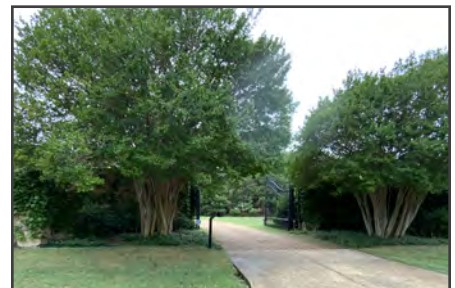
825 Old Alma Drive

Construction Date: 1975
Style: Not visible



3401 E. Parker Road

Construction Date: 1972
Style: Not visible



5817 Red Wolf Lane

Construction Date: 1975
Style: Not visible

PHR - CEMETERIES

Cemeteries are important cultural landscapes that connect current residents with those of the past. These sites should be recognized for their contribution as places of burial, remembrance, and commemoration of the early Plano pioneers and those who followed. Caretakers of all Plano cemeteries are encouraged to join the Bowman Cemetery and L.A. Davis Cemetery and apply for designation as individually designated heritage resources.



Baccus Cemetery
Bishop Road, north of Legacy Drive
1847 - Present



Bethany Cemetery
Custer Road, north of Legacy Drive
1877 - Present



Collinsworth Cemetery
Vermillion Drive
1895 - 1920



Felker Cemetery
South of Waycross Drive, west of
Auburn Place
ca. 1890



Leach-Thomas Cemetery
Pensacola Drive, north of Destin
Drive
1868-1920



Old City Cemetery
I Avenue, south of 12th Street
1881 - Present



Plano Mutual Cemetery
Jupiter Road and 18th Street
1852 - Present



Rowlett Creek Cemetery
Rowlett Cemetery Rd, south of SH 121
1862 - Present



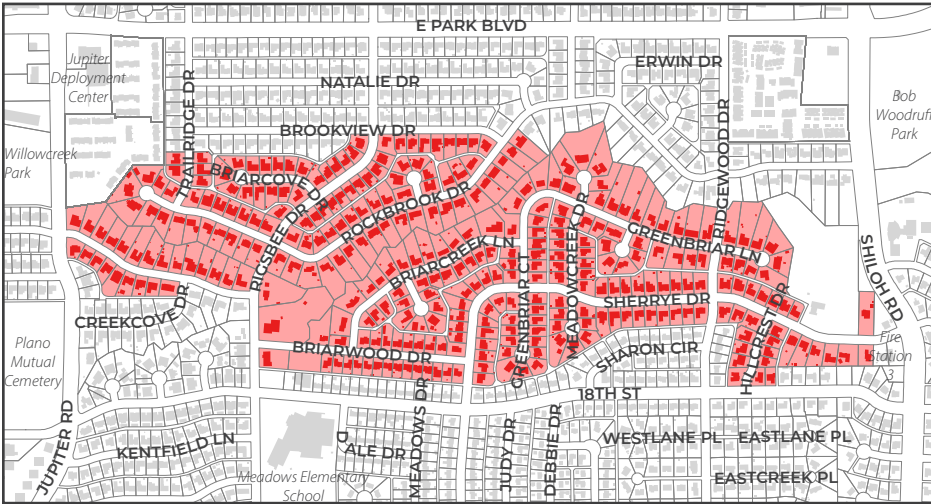
Shepard Ranch Cemetery
Park Boulevard, west of Preston Road
ca. 1950



Young Cemetery
South of SH 121, east of
Independence Parkway
1847-1909

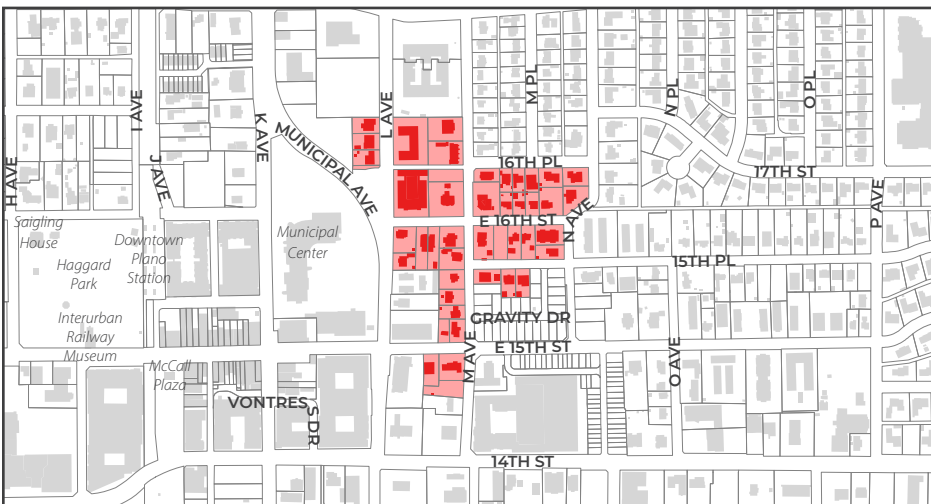
PHR - DISTRICTS

The following districts meet two or more criteria for designation as a Heritage District and are encouraged to apply for designation.



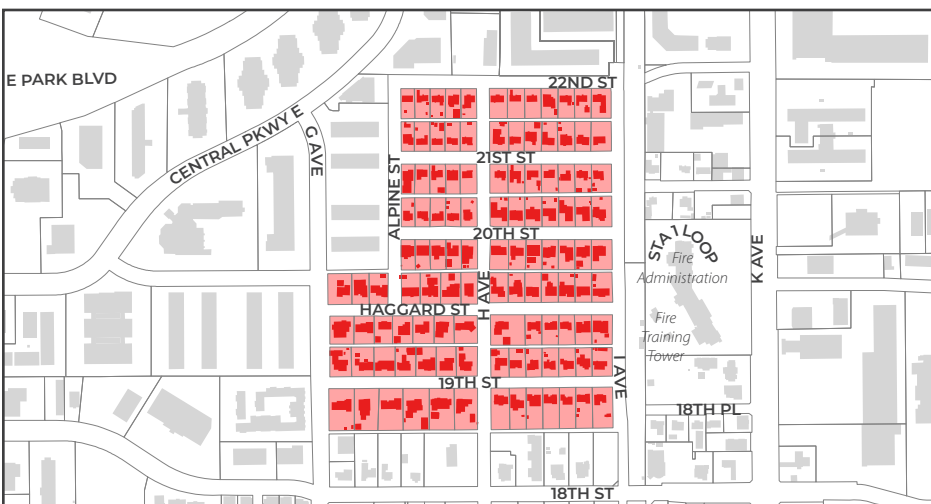
Briarwood

Subdivisions: Briarwood East #1, #2, & #4, & Briarwood Estates #1 - #9
 Construction Dates: 1962 - 1981
 Architectural Styles: Ranch, Contemporary, Mid-century Modern, Tudor Revival



Clint Forman

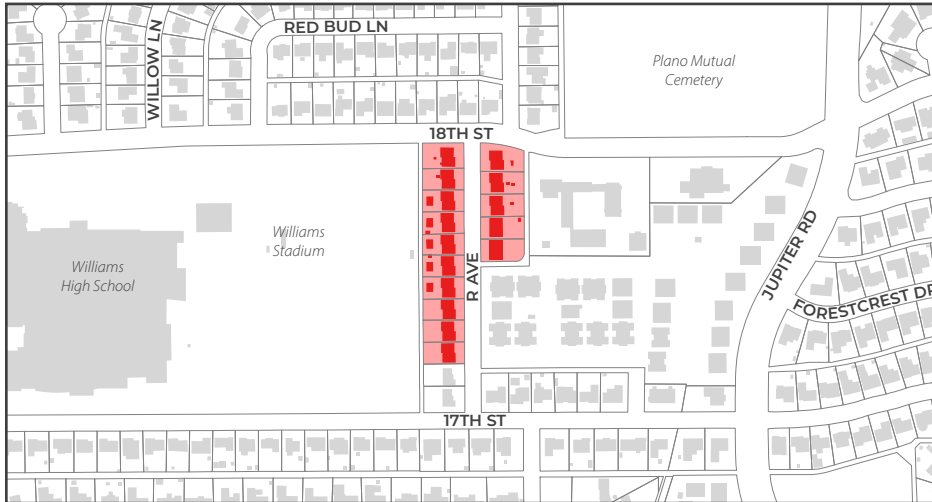
Subdivisions: Clint Forman Heirs Addition, First Baptist Church-Plano, Juarez Addition, Reyes Addition, Plano Original Donation
 Construction Dates: 1898 - 2020
 Architectural Styles: Ranch, Queen Anne, Minimal Traditional, Colonial Revival, National Folk, Craftsman, Classical Revival, Prairie, Contemporary



Haggard / Ollie Mathews

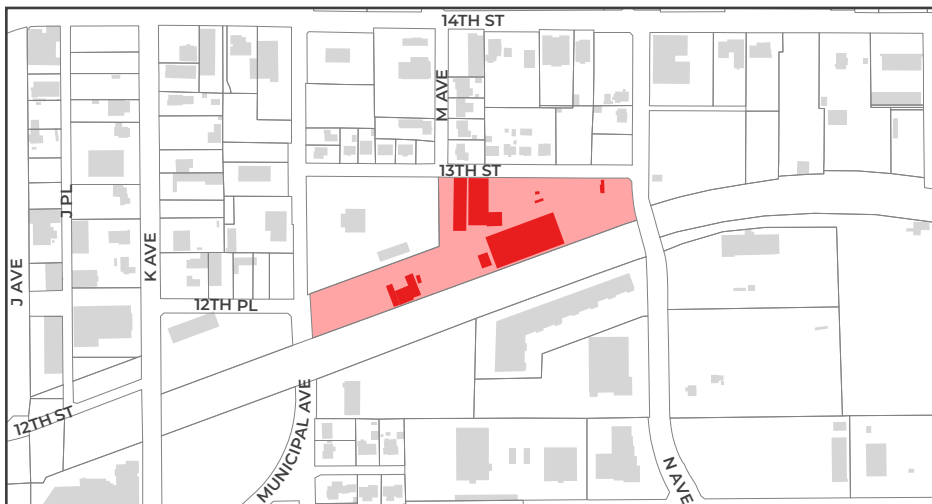
Subdivisions: W O Haggard Addition & Ollie Mathews Addition
 Construction Dates: 1950 - 2020
 Architectural Styles: Ranch, Minimal Traditional, Neo-Classical

PHR - DISTRICTS



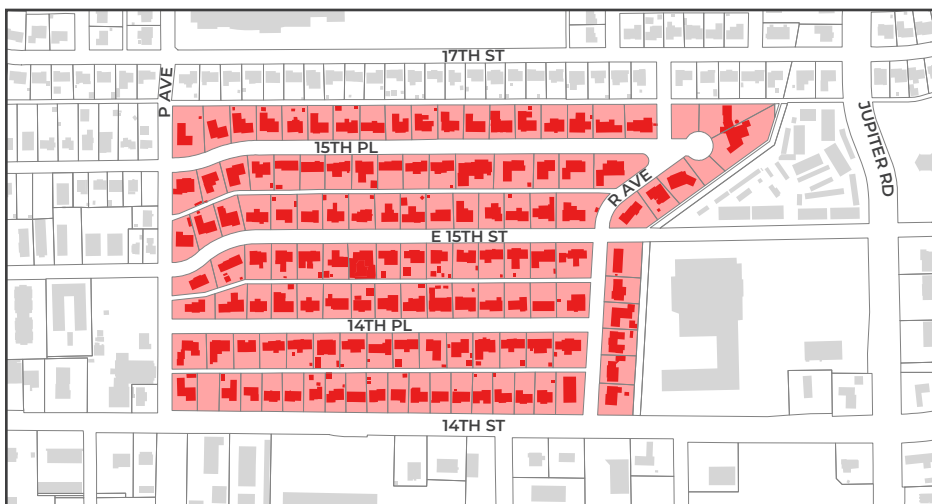
North Forest Estates

Subdivisions: North Forest Estates #3
 Construction Dates: 1962 - 1963
 Architectural Styles: Ranch



Owens Grain

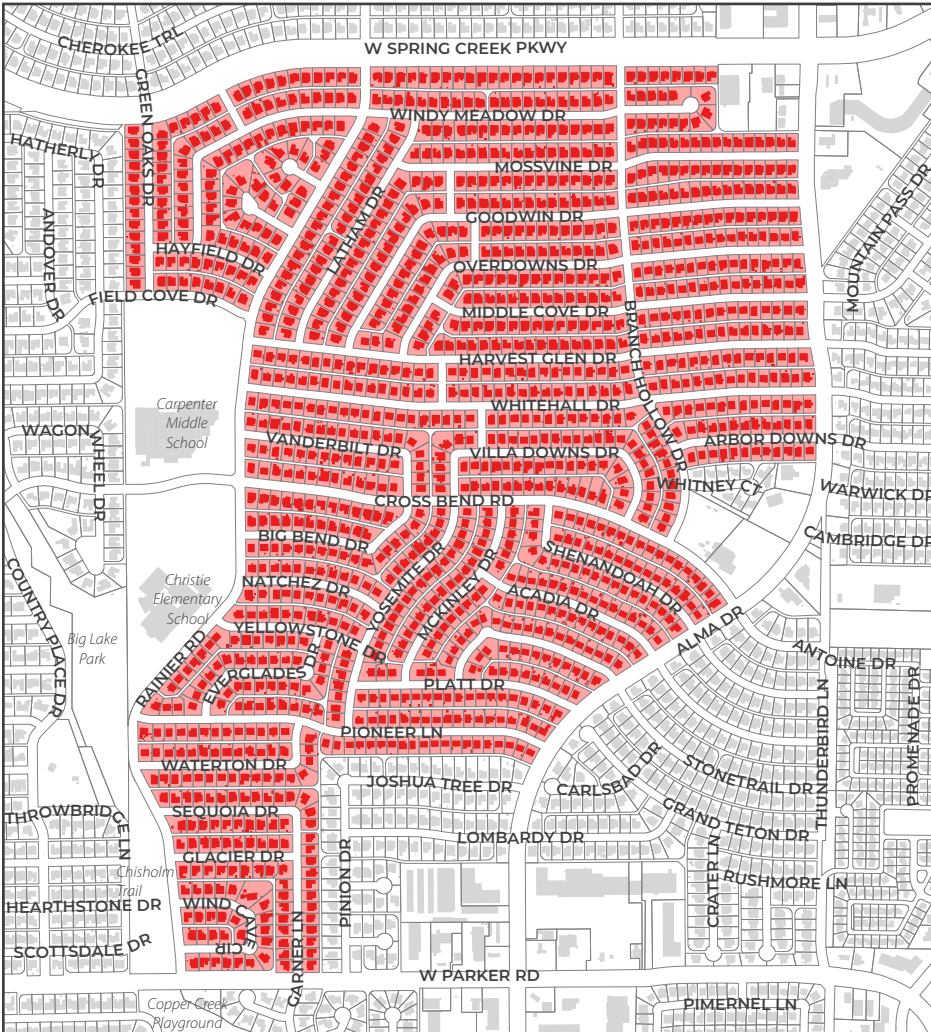
Subdivisions: Oglesby Place
 Construction Dates: 1950 - 1965
 Architectural Styles: Warehouse



Southwood

Subdivisions: Southwood Estates
 Construction Dates: 1956 - 2019
 Architectural Styles: Ranch, Neo-Traditional, Mansard, Colonial Revival, Cape Cod

PHR - DISTRICTS



Park Forest

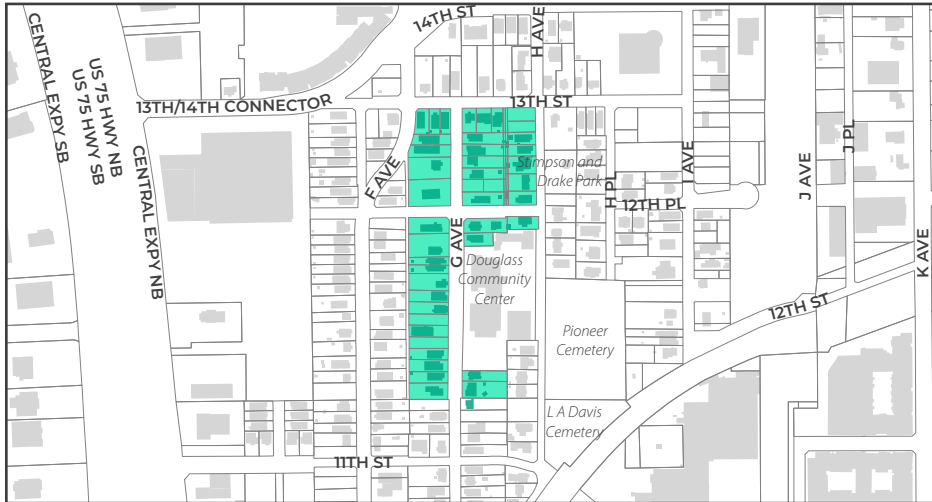
Subdivisions: Park Forest #1 - #5

Construction Dates: 1971 - 2016

Architectural Styles: Ranch

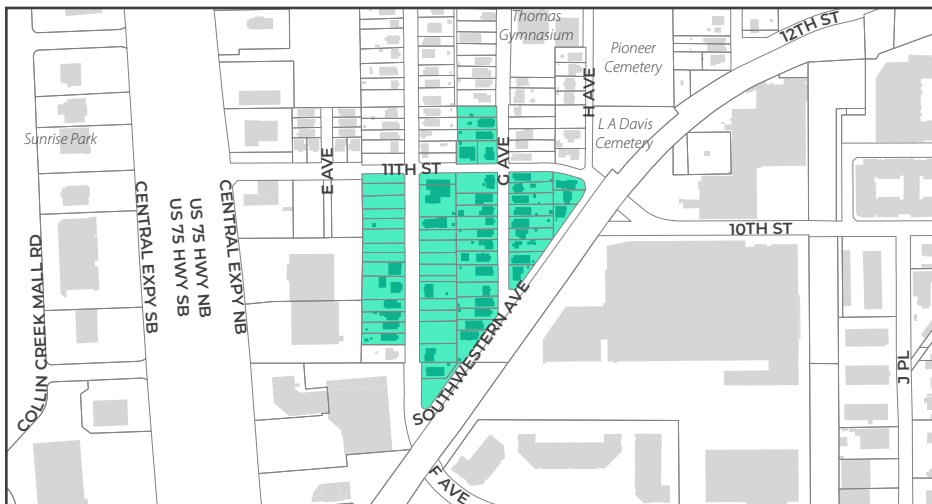
MORE RESEARCH REQUIRED - DISTRICTS

Two single-family neighborhoods and an agricultural property were recommended for additional research to determine their eligibility for listing as potential heritage districts.



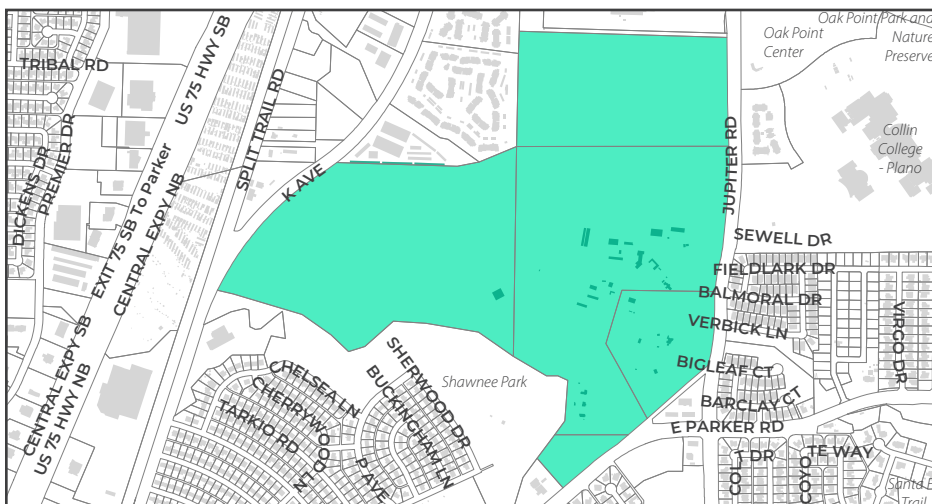
Aldridge

Type: Single-family Neighborhood
 Subdivisions: Aldridge Addition
 Construction Dates: 1930 - 2016
 Architectural Styles: Ranch, Mid-century Modern



L. A. Davis

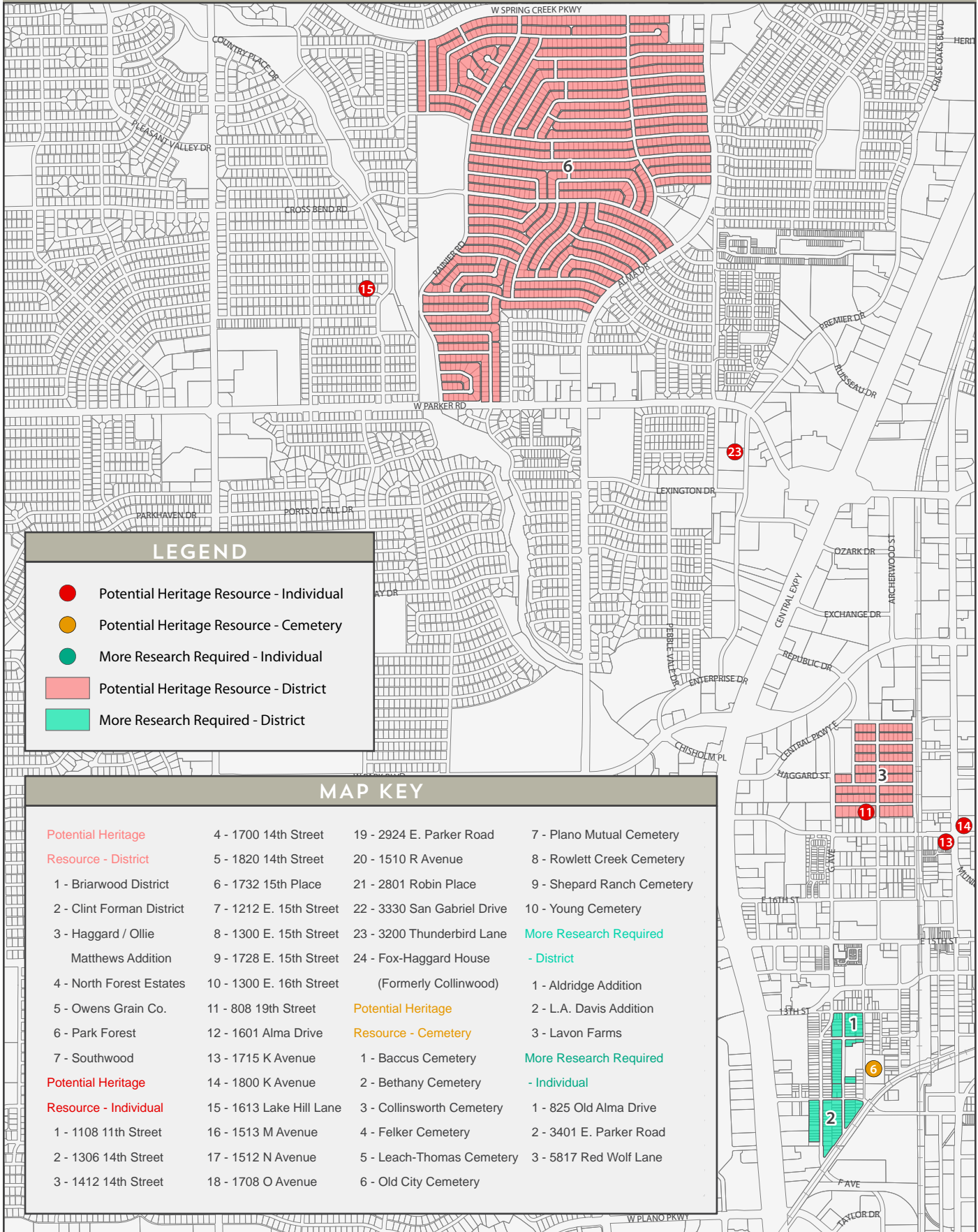
Type: Single-family Neighborhood
 Subdivisions: L. A. Davis Addition
 Construction Dates: 1913 - 2017
 Architectural Styles: Minimal Traditional



Lavon Farms

Type: Agricultural Property
 Subdivision: N/A
 Construction Dates: 1939 - 2012
 Architectural Styles: Unknown

POTENTIAL HERITAGE RESOURCES MAP



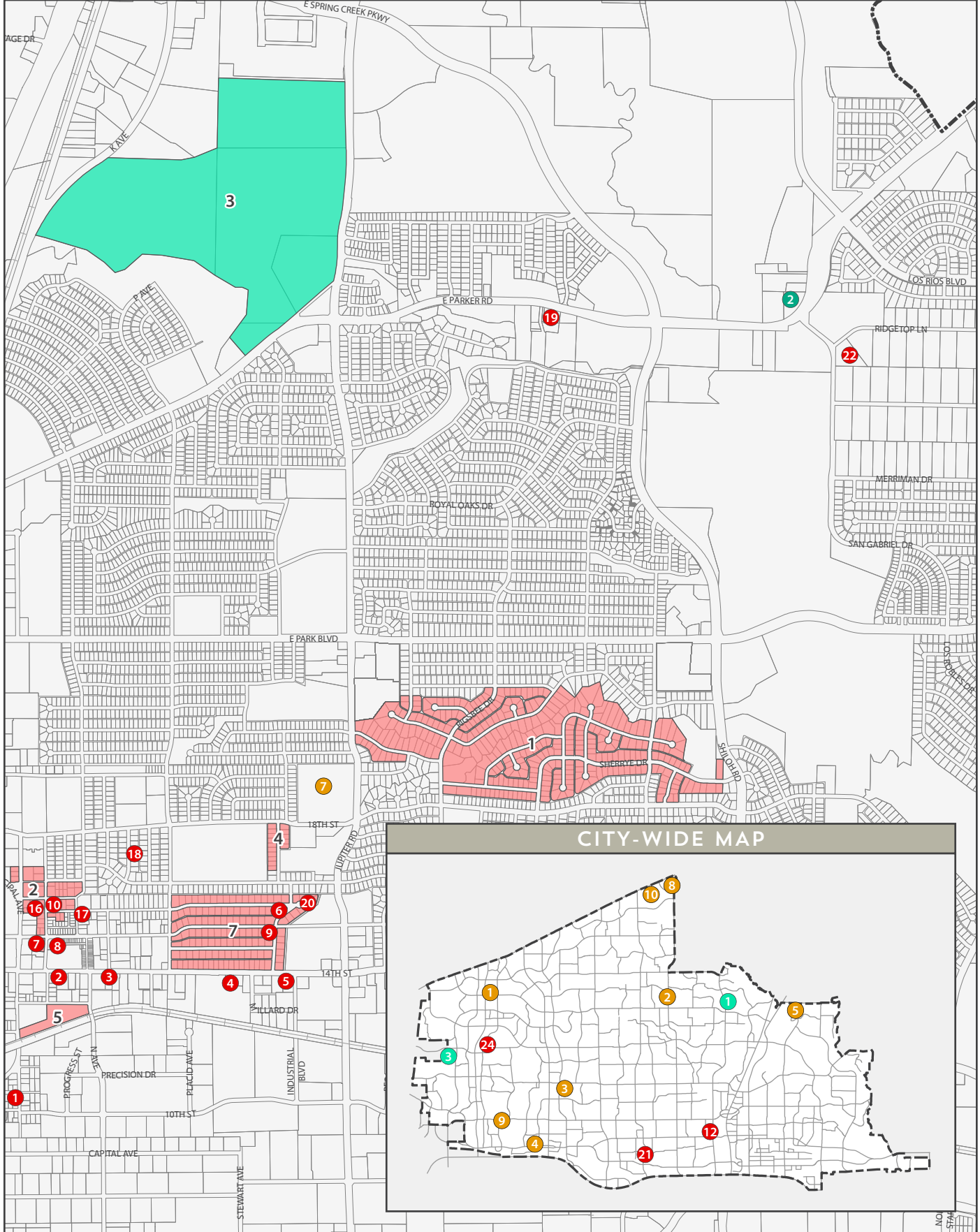
LEGEND

- Potential Heritage Resource - Individual
- Potential Heritage Resource - Cemetery
- More Research Required - Individual
- Potential Heritage Resource - District
- More Research Required - District

MAP KEY

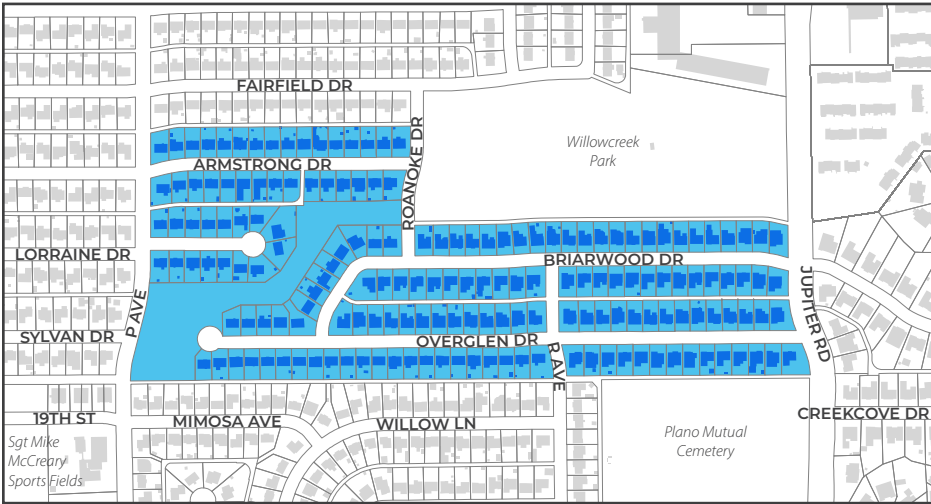
<p>Potential Heritage Resource - District</p> <ul style="list-style-type: none"> 1 - Briarwood District 2 - Clint Forman District 3 - Haggard / Ollie Matthews Addition 4 - North Forest Estates 5 - Owens Grain Co. 6 - Park Forest 7 - Southwood <p>Potential Heritage Resource - Individual</p> <ul style="list-style-type: none"> 1 - 1108 11th Street 2 - 1306 14th Street 3 - 1412 14th Street 	<ul style="list-style-type: none"> 4 - 1700 14th Street 5 - 1820 14th Street 6 - 1732 15th Place 7 - 1212 E. 15th Street 8 - 1300 E. 15th Street 9 - 1728 E. 15th Street 10 - 1300 E. 16th Street 11 - 808 19th Street 12 - 1601 Alma Drive 13 - 1715 K Avenue 14 - 1800 K Avenue 15 - 1613 Lake Hill Lane 16 - 1513 M Avenue 17 - 1512 N Avenue 18 - 1708 O Avenue <p>Potential Heritage Resource - Cemetery</p> <ul style="list-style-type: none"> 1 - Baccus Cemetery 2 - Bethany Cemetery 3 - Collinsworth Cemetery 4 - Felker Cemetery 5 - Leach-Thomas Cemetery 6 - Old City Cemetery 	<ul style="list-style-type: none"> 19 - 2924 E. Parker Road 20 - 1510 R Avenue 21 - 2801 Robin Place 22 - 3330 San Gabriel Drive 23 - 3200 Thunderbird Lane 24 - Fox-Haggard House (Formerly Collinwood) <p>Potential Heritage Resource - District</p> <ul style="list-style-type: none"> 1 - Aldridge Addition 2 - L.A. Davis Addition 3 - Lavon Farms <p>More Research Required - Individual</p> <ul style="list-style-type: none"> 1 - 825 Old Alma Drive 2 - 3401 E. Parker Road 3 - 5817 Red Wolf Lane 	<ul style="list-style-type: none"> 7 - Plano Mutual Cemetery 8 - Rowlett Creek Cemetery 9 - Shepard Ranch Cemetery 10 - Young Cemetery <p>More Research Required - District</p>
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POTENTIAL HERITAGE RESOURCES MAP



POTENTIAL NEIGHBORHOOD CONSERVATION DISTRICTS

The following neighborhoods meet all of the required criteria for designation as a Neighborhood Conservation District (NCD). For more detailed information on each of the listed potential NCD, refer to HHM's final survey report in Appendix B.



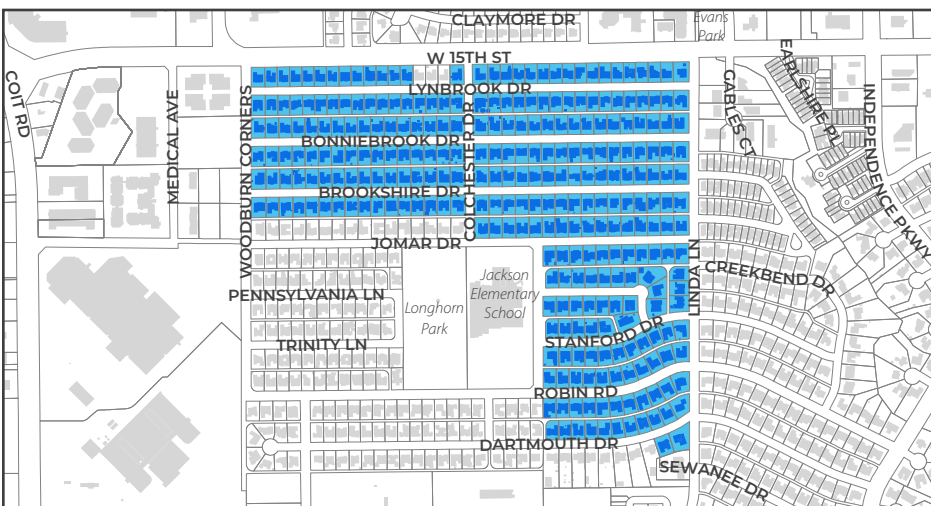
Armstrong Park

Subdivisions: Armstrong Park #4
 Construction Dates: 1970 - 1971
 Acreage Developed by 1988: 100%
 NCD Criteria: A, B, C-i, C-ii, & D
 NCD Model: Planning & Architectural



Briarwood

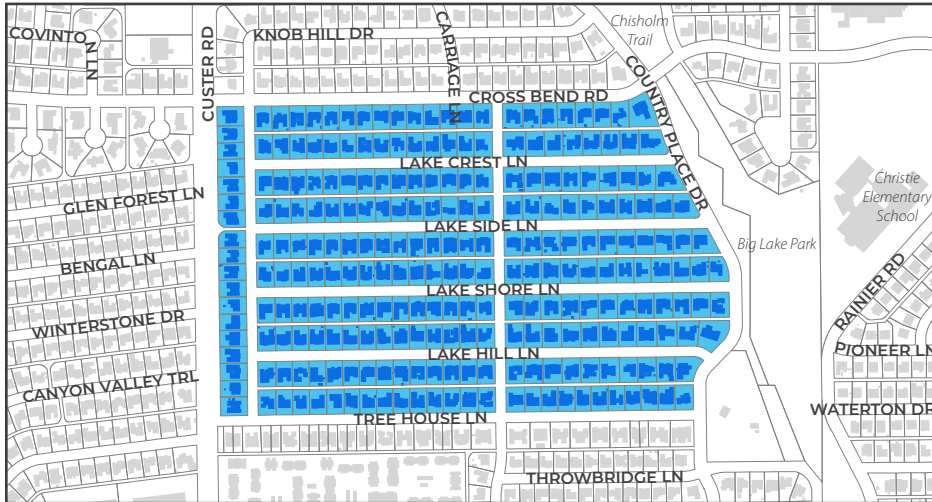
Subdivisions: Briarwood East #1, #2, & #4, & Briarwood Estates #1 - #9
 Construction Dates: 1962 - 1981
 Acreage Developed by 1988: 100%
 NCD Criteria: A, B, C-i, C-ii, & D
 NCD Model: Planning & Architectural



Cloisters

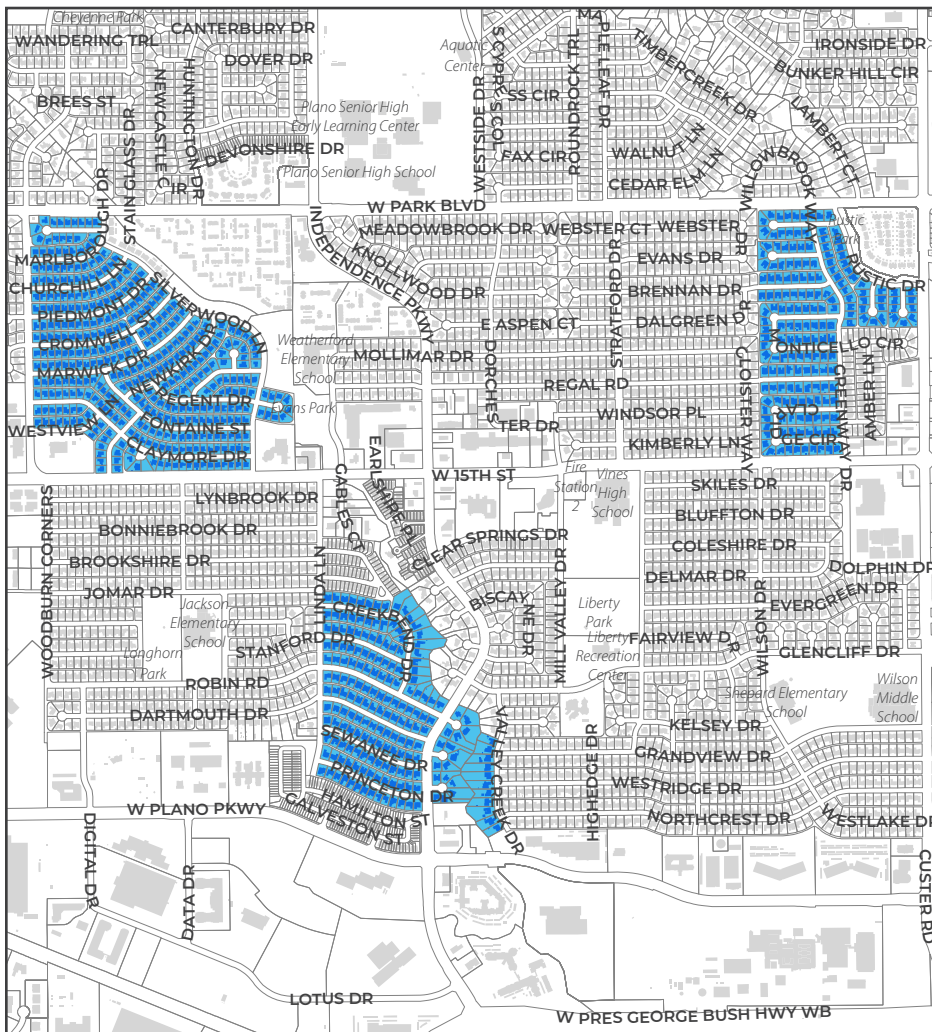
Subdivisions: Cloisters #5, #6, #7, & #8
 Construction Dates: 1972 - 1980
 Acreage Developed by 1988: 99.5%
 NCD Criteria: A, B, C-i, C-ii, & D
 NCD Model: Planning & Architectural

POTENTIAL NEIGHBORHOOD CONSERVATION DISTRICTS



Country Place

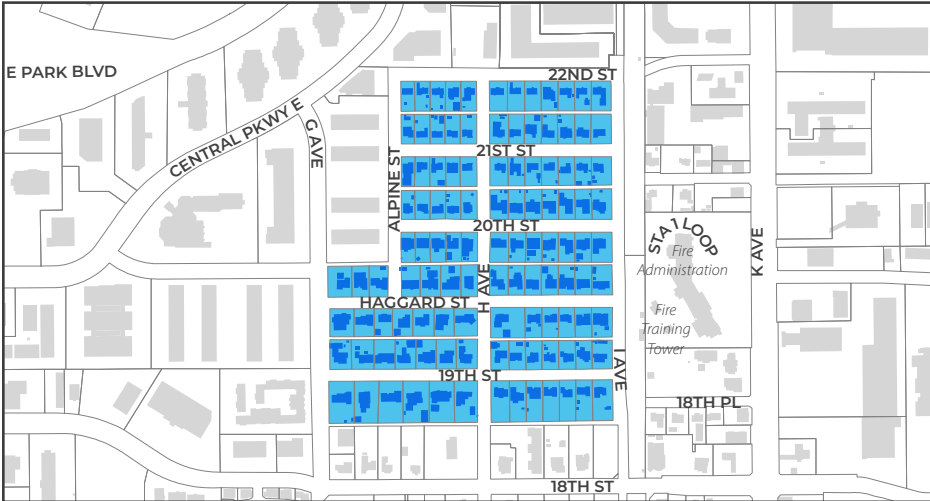
Subdivisions: Country Place #1 & #4
 Construction Dates: 1972 - 2008
 Acreage Developed by 1988: 99.5%
 NCD Criteria: A, B, C-i, C-ii, & D
 NCD Model: Planning & Architectural



Dallas North Estates

Subdivisions: Dallas North Estates #12-2, #12-4, #14, #15-1, & #15-2
 Construction Dates: 1970 - 2005
 Acreage Developed by 1988: 99.8%
 NCD Criteria: A, B, C-i, C-ii, & D
 NCD Model: Planning & Architectural

POTENTIAL NEIGHBORHOOD CONSERVATION DISTRICTS



Haggard / Ollie Mathews Addition

Subdivisions: W O Haggard Addition & Ollie Mathews Addition

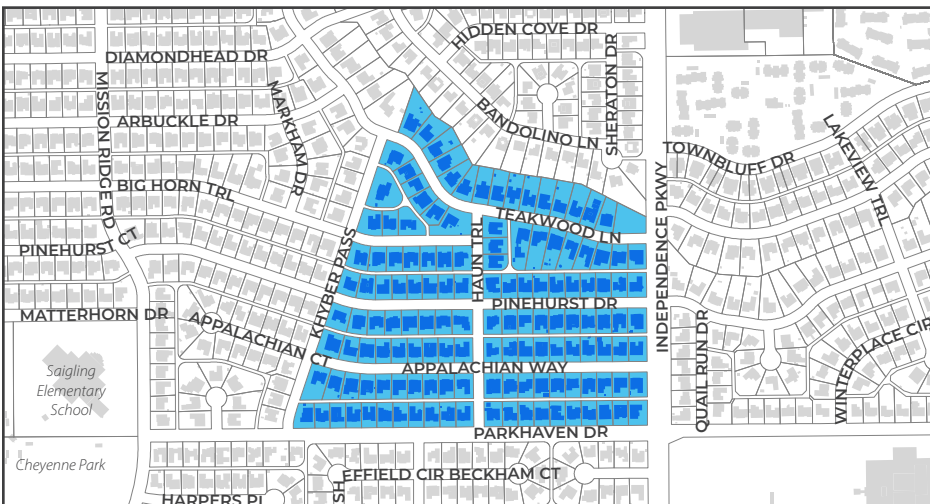
Construction Dates: 1950 - 2020

Acreage Developed by 1988: 99.1%

NCD Criteria: A, B, C-i, C-ii, & D

- Ollie Mathews Addition also meets NCD Criteria C-iv

NCD Model: Planning & Architectural



High Place

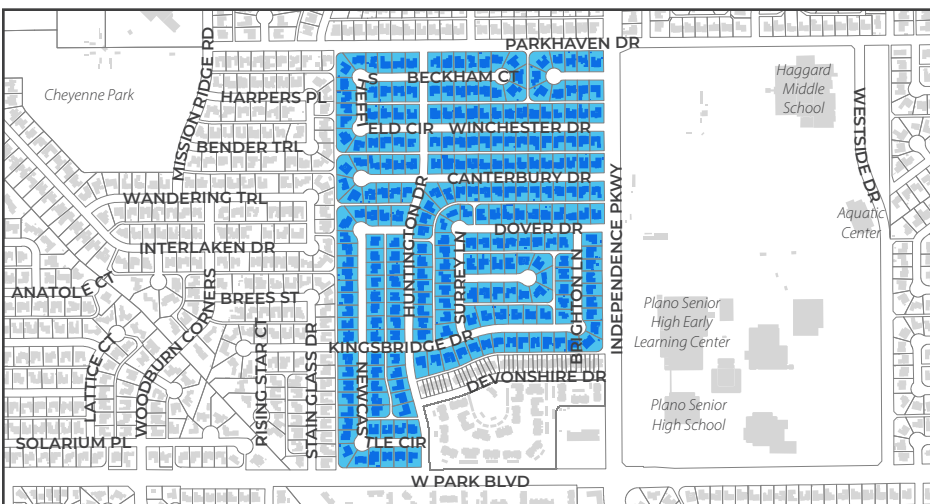
Subdivisions: High Place #1

Construction Dates: 1975 - 1980

Acreage Developed by 1988: 100%

NCD Criteria: A, B, C-i, C-ii, & D

NCD Model: Planning & Architectural



Huntington Park

Subdivisions: Huntington Park Addition

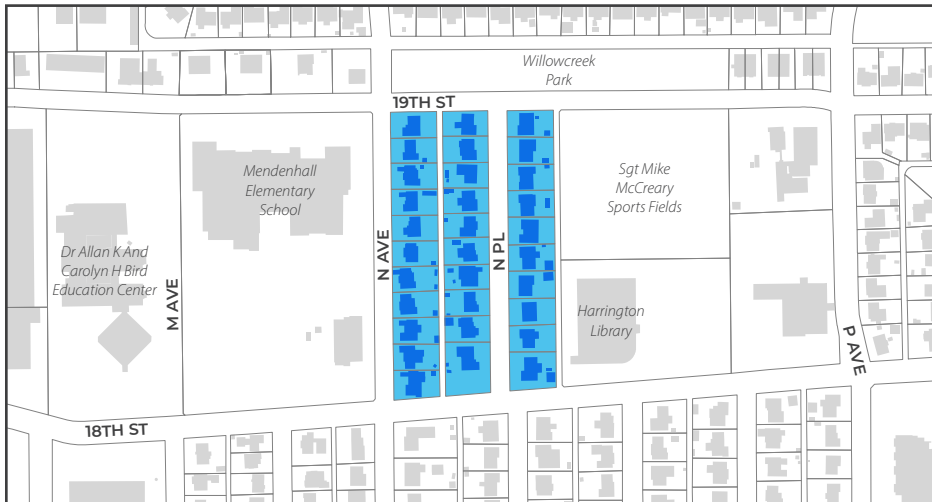
Construction Dates: 1974 - 2015

Acreage Developed by 1988: 100%

NCD Criteria: A, B, C-i, C-ii, & D

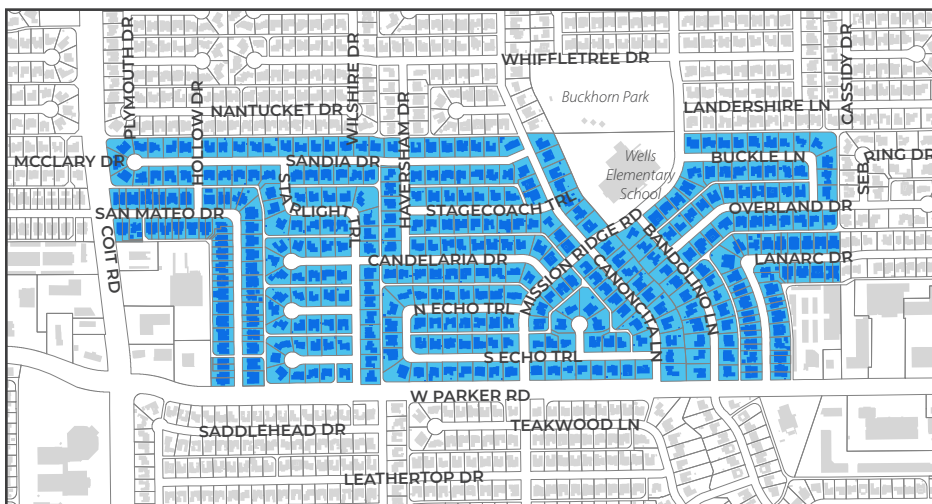
NCD Model: Planning & Architectural

POTENTIAL NEIGHBORHOOD CONSERVATION DISTRICTS



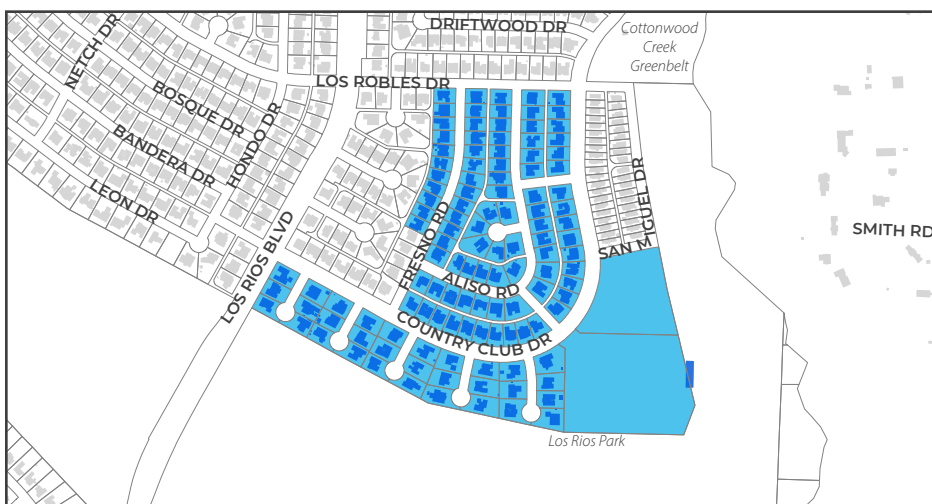
J H Bowman

Subdivisions: J H Bowman Addition
 Construction Dates: 1952 - 1961
 Acreage Developed by 1988: 100%
 NCD Criteria: A, B, G-i, C-ii, & D
 NCD Model: Planning & Architectural



Kimberlea

Subdivisions: Kimberlea #1 & #2
 Construction Dates: 1974 - 2016
 Acreage Developed by 1988: 99.5%
 NCD Criteria: A, B, G-i, C-ii, & D
 NCD Model: Planning & Architectural



Los Rios

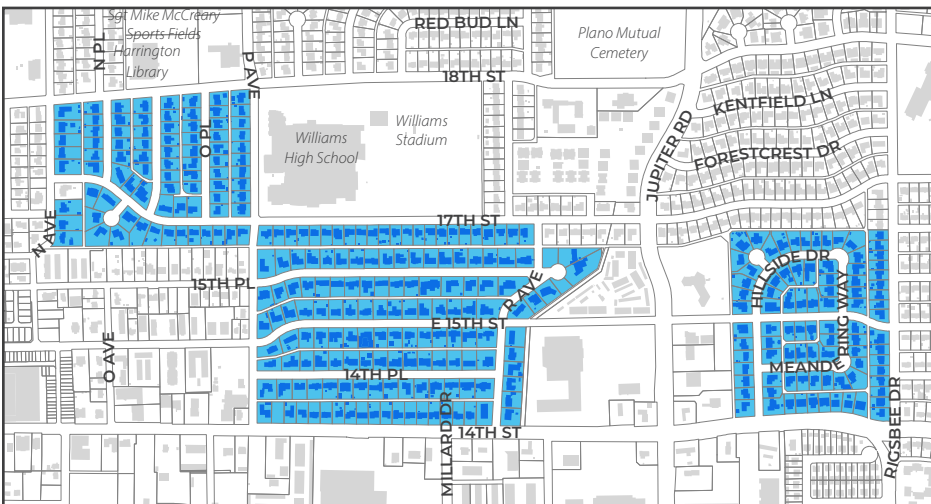
Subdivisions: Los Rios #1
 Construction Dates: 1974 - 1980
 Acreage Developed by 1988: 99%
 NCD Criteria: A, B, G-i, C-ii, C-iii, & D
 NCD Model: Planning & Architectural

POTENTIAL NEIGHBORHOOD CONSERVATION DISTRICTS



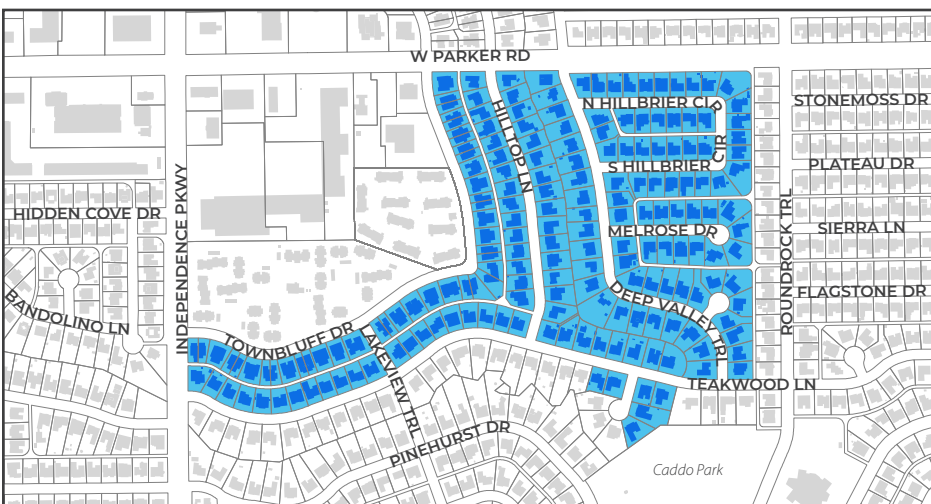
North Forest Estates

Subdivisions: North Forest Estates #6
 Construction Dates: 1970 - 1976
 Acreage Developed by 1988: 100%
 NCD Criteria: A, B, C-i, C-ii, & D
 NCD Model: Planning & Architectural



Old Towne

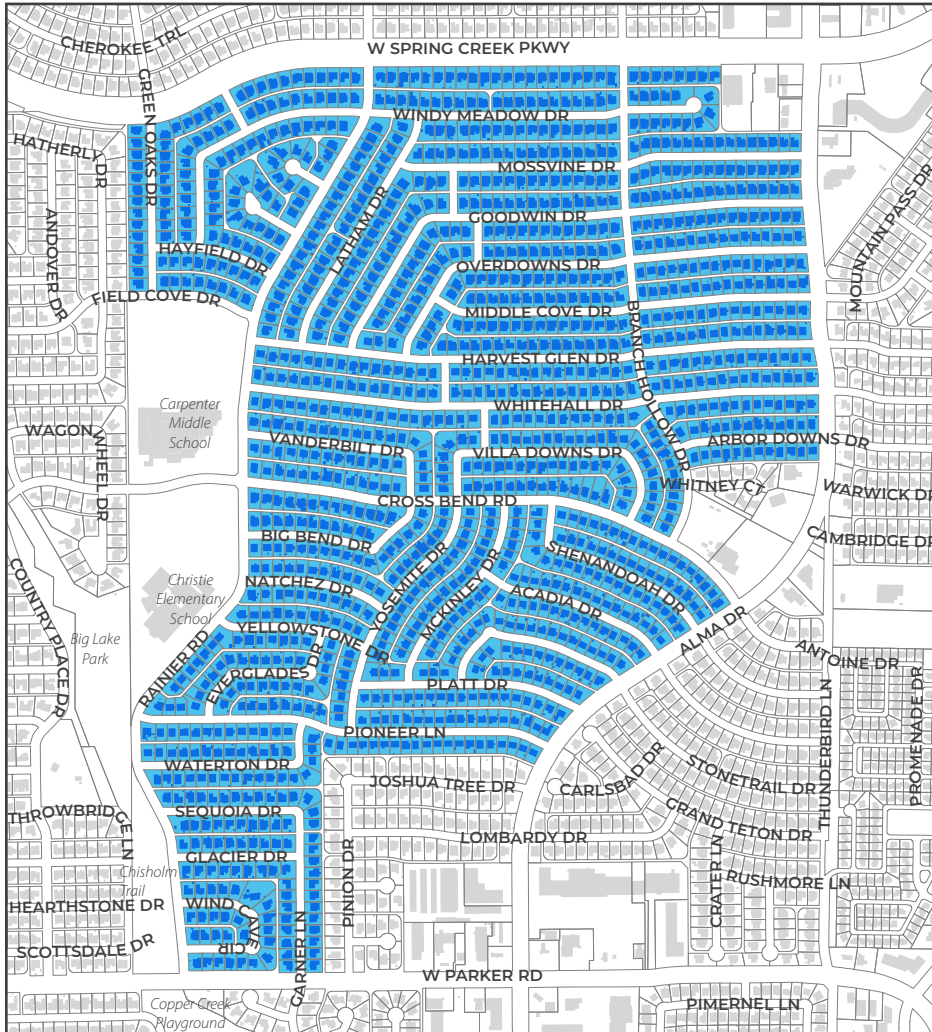
Subdivisions: Belle View Estates, Belle View #1, Belle View #2, & Southwood Estates
 Construction Dates: 1947 - 2021
 Acreage Developed by 1988: 99.1%
 NCD Criteria: A, B, C-i, C-ii, & D
 • Southwood Estates also meets NCD Criteria C-iii
 NCD Model: Planning & Architectural



Park Boulevard Estates

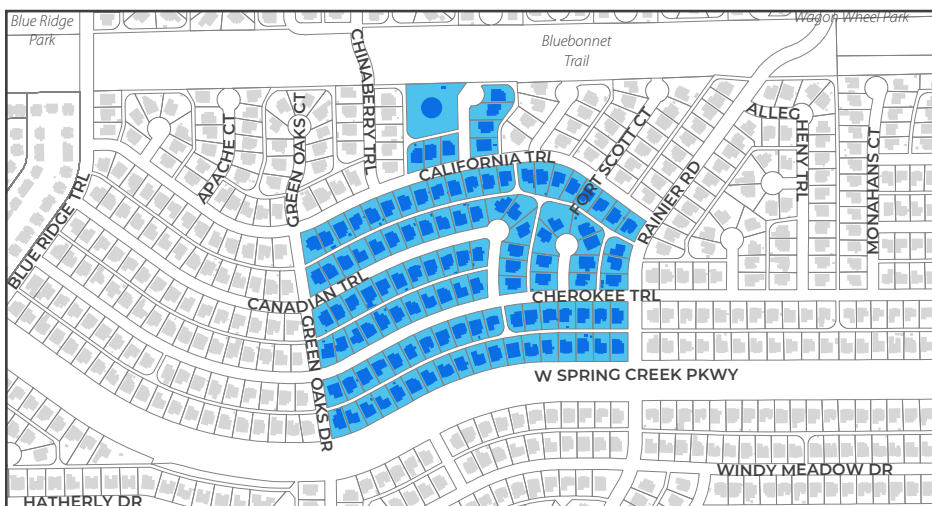
Subdivisions: Park Boulevard Estates #2B
 Construction Dates: 1973 - 1975
 Acreage Developed by 1988: 100%
 NCD Criteria: A, B, C-i, C-ii, & D
 NCD Model: Planning & Architectural

POTENTIAL NEIGHBORHOOD CONSERVATION DISTRICTS



Park Forest

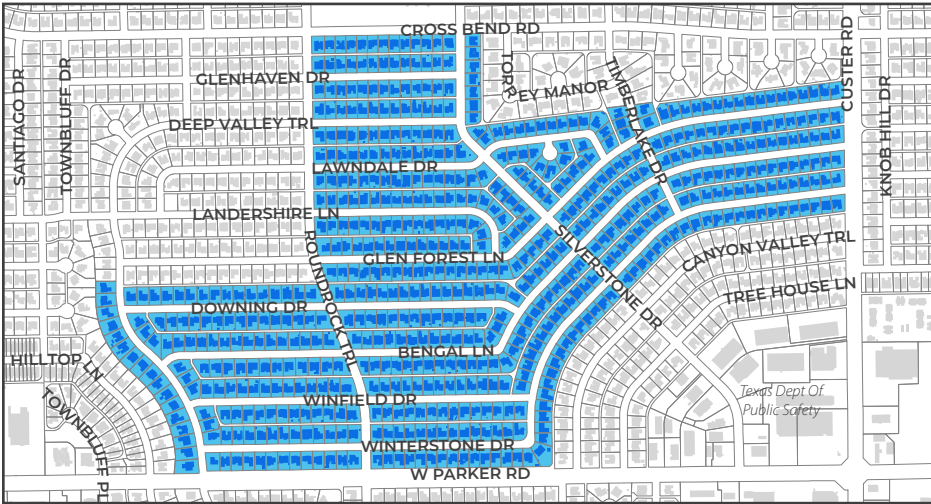
Subdivisions: Park Forest #1 - #5
 Construction Dates: 1971 - 2016
 Acreage Developed by 1988: 99.7%
 NCD Criteria: A, B, C-i, C-ii, C-iii, & D
 NCD Model: Planning & Architectural



Park Forest North

Subdivisions: Park Forest North #1
 Construction Dates: 1975 - 1977
 Acreage Developed by 1988: 100%
 NCD Criteria: A, B, C-i, C-ii, C-iii, & D
 NCD Model: Planning & Architectural

POTENTIAL NEIGHBORHOOD CONSERVATION DISTRICTS



Parker Road Estates

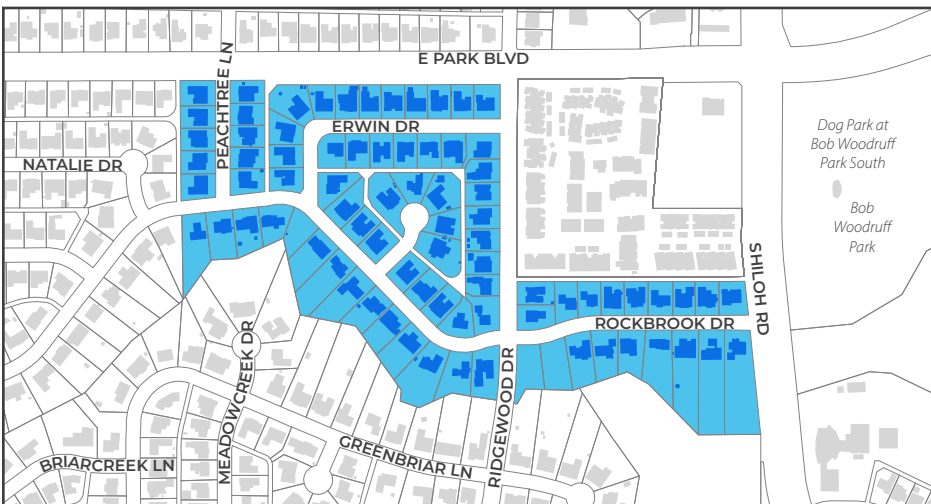
Subdivisions: Parker Road Estates #1W & Parker Road Estates West #1E, #2E, & #3E

Construction Dates: 1973 - 1983

Acreage Developed by 1988: 100%

NCD Criteria: A, B, C-i, C-ii, C-iii, & D

NCD Model: Planning & Architectural



Pebblebrook Village

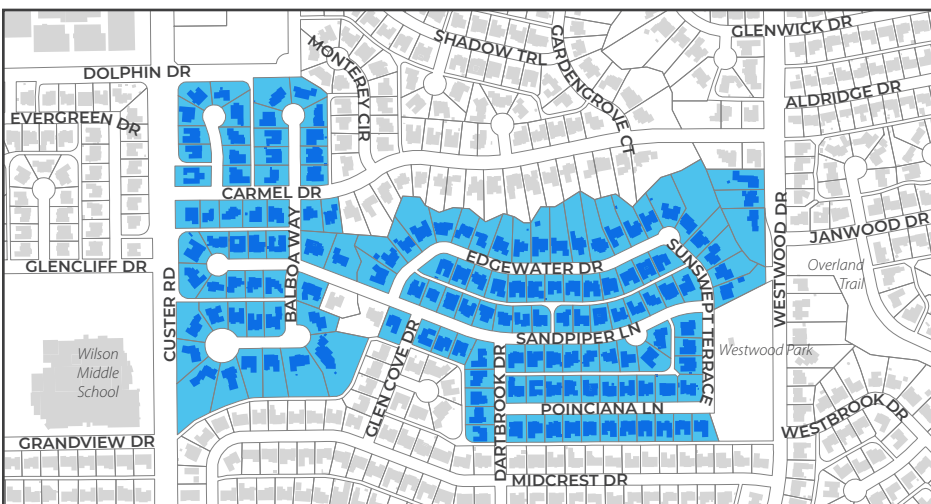
Subdivisions: Pebblebrook Village

Construction Dates: 1972 - 1990

Acreage Developed by 1988: 97%

NCD Criteria: A, B, C-i, C-ii, & D

NCD Model: Planning & Architectural



Pitman Creek Estates

Subdivisions: Pitman Creek Estates #1

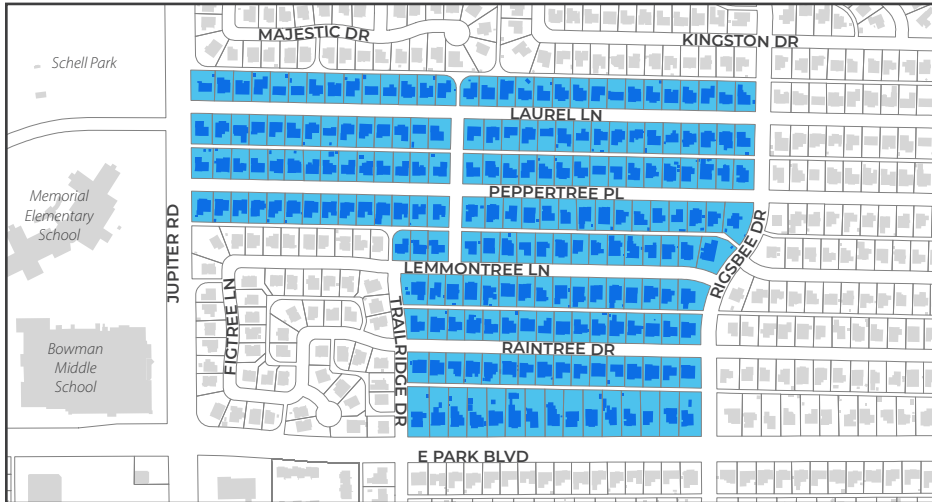
Construction Dates: 1976 - 2022

Acreage Developed by 1988: 96%

NCD Criteria: A, B, C-i, C-ii, & D

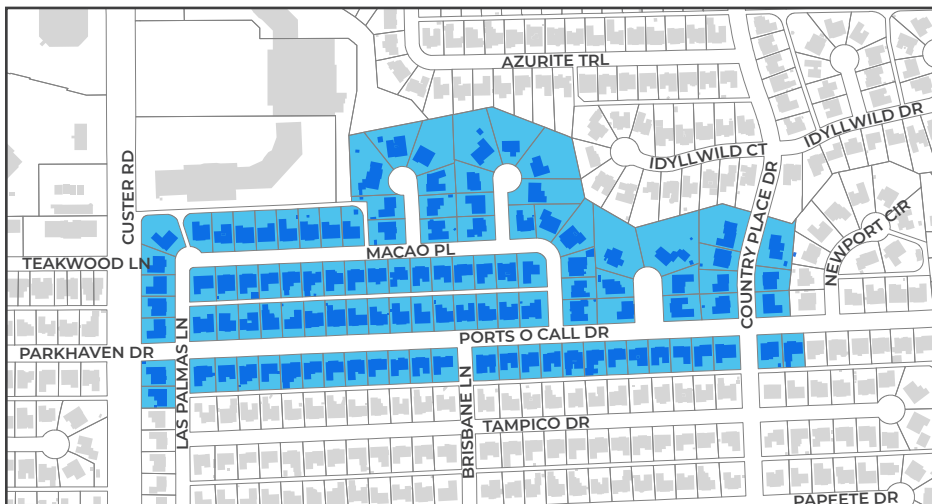
NCD Model: Planning & Architectural

POTENTIAL NEIGHBORHOOD CONSERVATION DISTRICTS



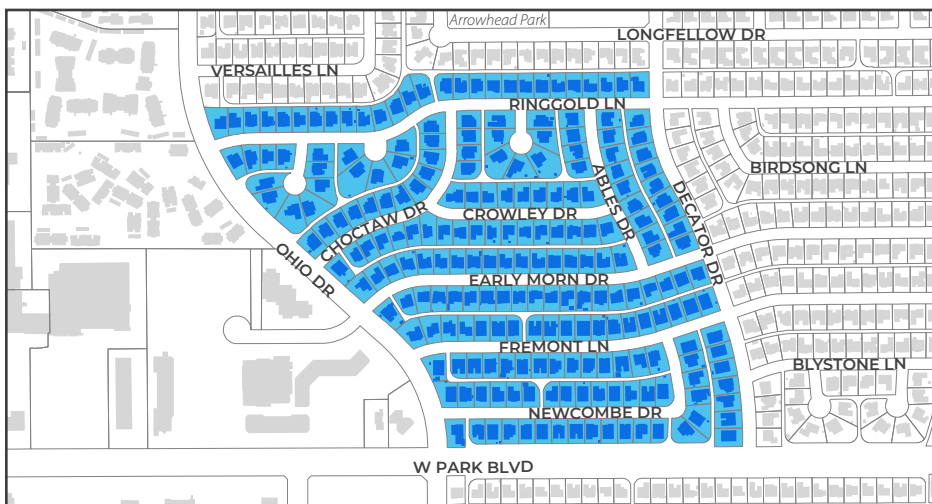
Plano East

Subdivisions: Plano East #1
 Construction Dates: 1972 - 1983
 Acreage Developed by 1988: 100%
 NCD Criteria: A, B, C-i, C-ii, & D
 NCD Model: Planning & Architectural



Ports O' Call

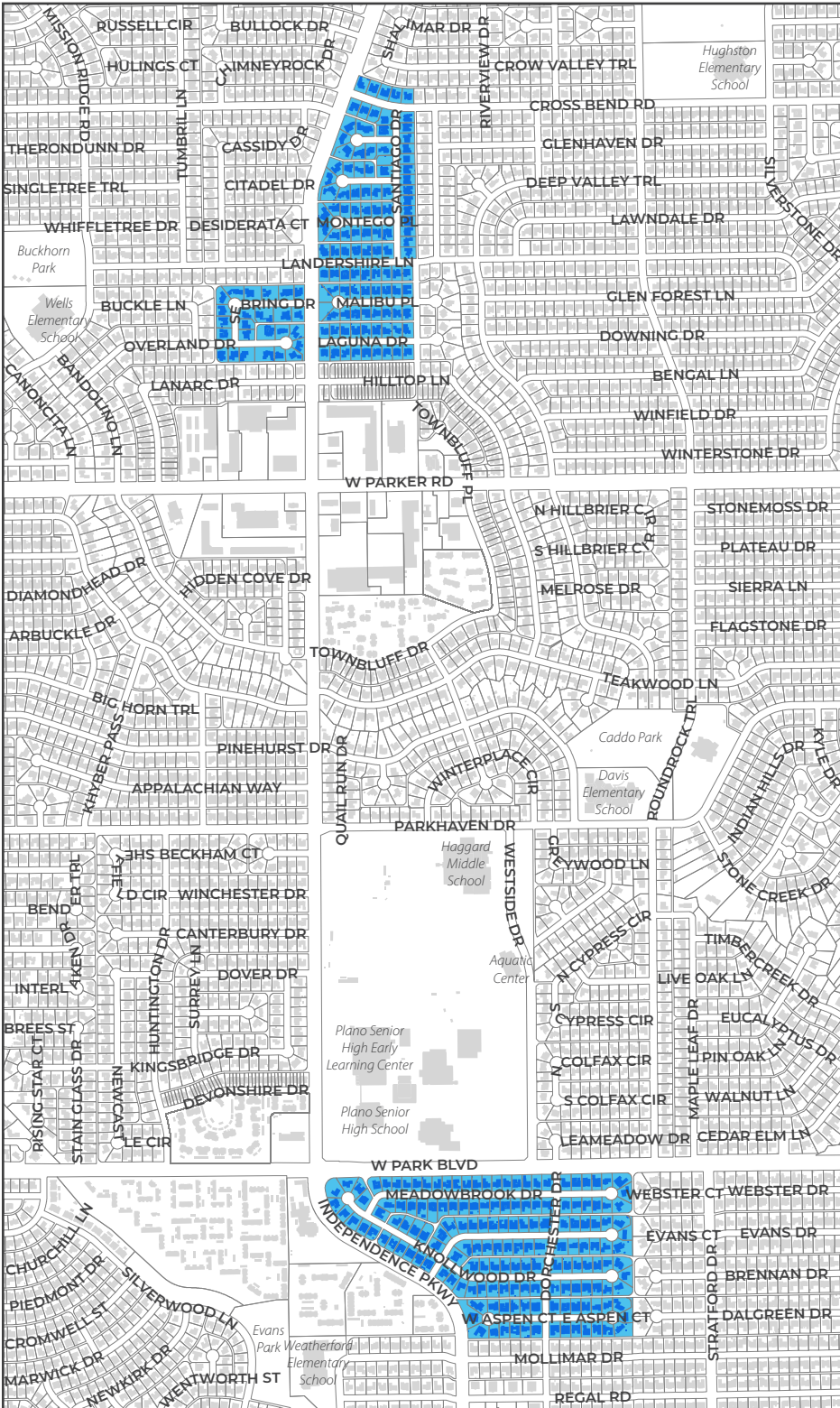
Subdivisions: Ports O' Call #1
 Construction Dates: 1972 - 2001
 Acreage Developed by 1988: 99%
 NCD Criteria: A, B, C-i, C-ii, & D
 NCD Model: Planning & Architectural



Preston Ridge

Subdivisions: Preston Ridge #2
 Construction Dates: 1975 - 1985
 Acreage Developed by 1988: 100%
 NCD Criteria: A, B, C-i, C-ii, & D
 NCD Model: Planning & Architectural

POTENTIAL NEIGHBORHOOD CONSERVATION DISTRICTS



Prairie Creek Estates

Subdivisions: Prairie Creek Estates #1 & #3

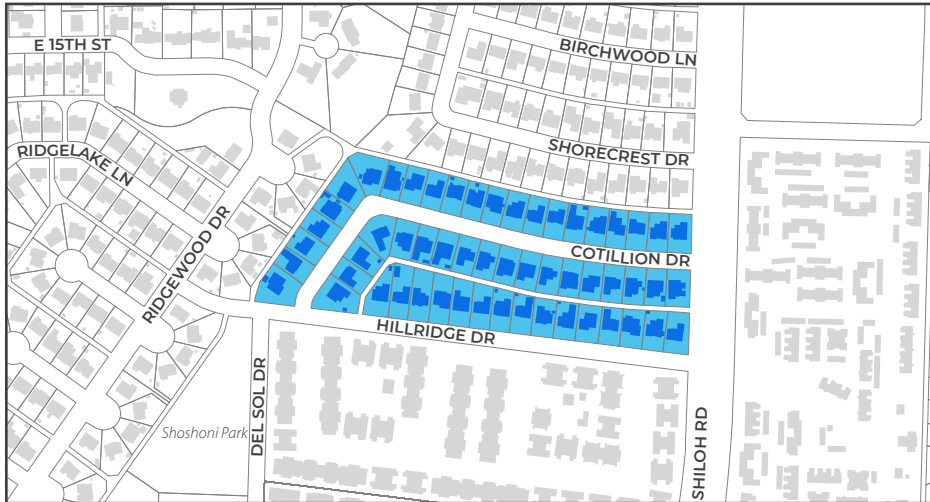
Construction Dates: 1972 - 1992

Acreage Developed by 1988: 96%

NCD Criteria: A, B, C-i, C-ii, & D

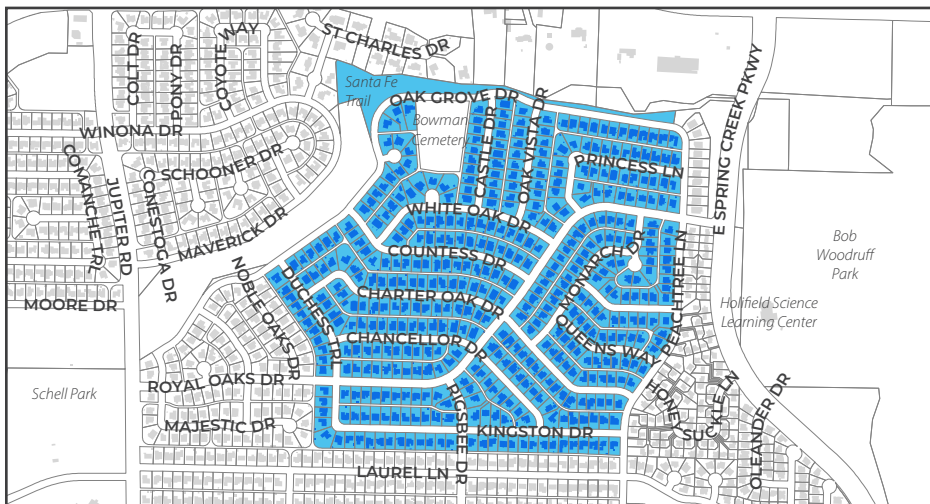
NCD Model: Planning & Architectural

POTENTIAL NEIGHBORHOOD CONSERVATION DISTRICTS



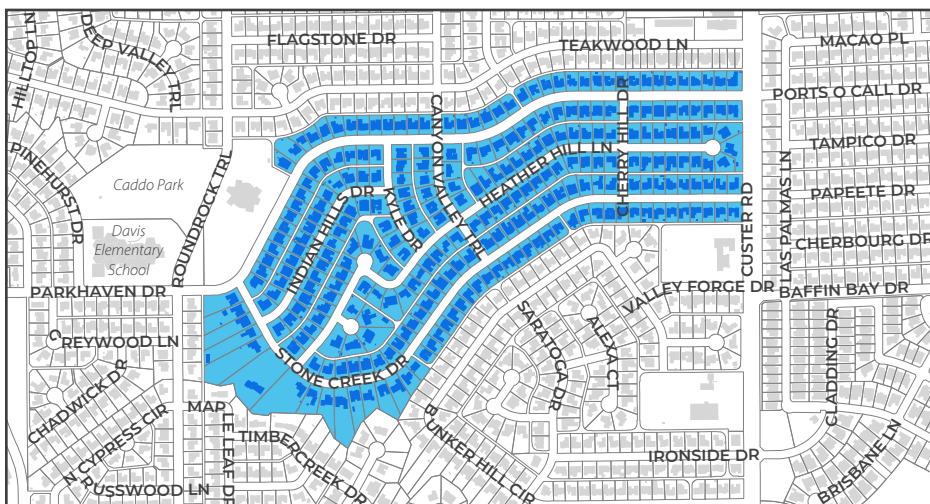
Ridgewood

Subdivisions: Ridgewood #5
 Construction Dates: 1970 - 1972
 Acreage Developed by 1988: 100%
 NCD Criteria: A, B, C-i, C-ii, & D
 NCD Model: Planning & Architectural



Royal Oaks

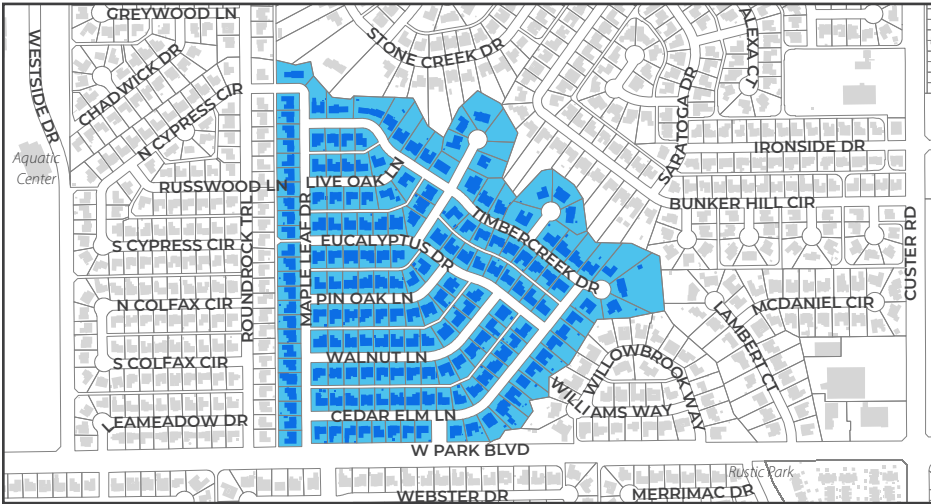
Subdivisions: Royal Oaks
 Construction Dates: 1972-2007
 Acreage Developed by 1988: 99%
 NCD Criteria: A, B, C-i, C-ii, & D
 NCD Model: Planning & Architectural



Stone Creek

Subdivisions: Stone Creek
 Construction Dates: 1973 - 2013
 Acreage Developed by 1988: 99%
 NCD Criteria: A, B, C-i, C-ii, & D
 NCD Model: Planning & Architectural

POTENTIAL NEIGHBORHOOD CONSERVATION DISTRICTS



Timbercreek Estates

Subdivisions: Timbercreek Estates
 Construction Dates: 1972 - 1983
 Acreage Developed by 1988: 100%
 NCD Criteria: A, B, C-i, C-ii, & D
 NCD Model: Planning & Architectural



University Estates

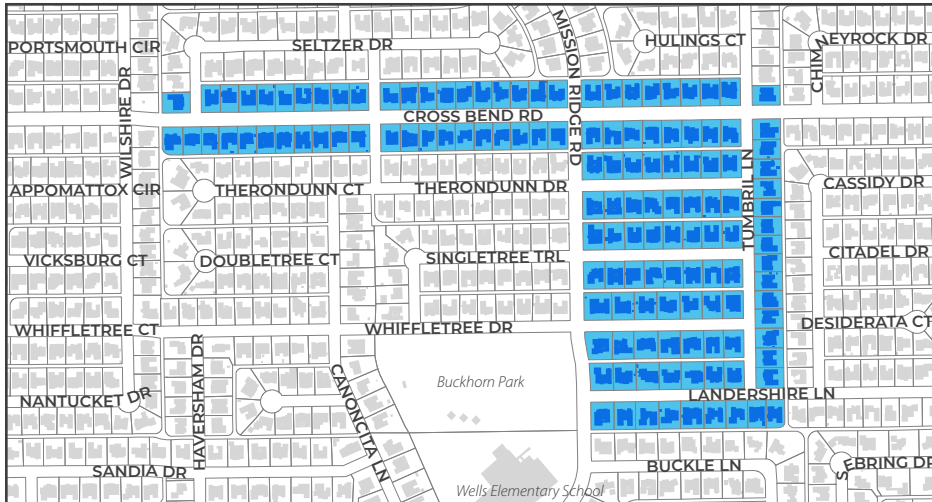
Subdivisions: University Estates #2-2
 Construction Dates: 1973 - 1979
 Acreage Developed by 1988: 100%
 NCD Criteria: A, B, C-i, C-ii, & D
 NCD Model: Planning & Architectural



Village North

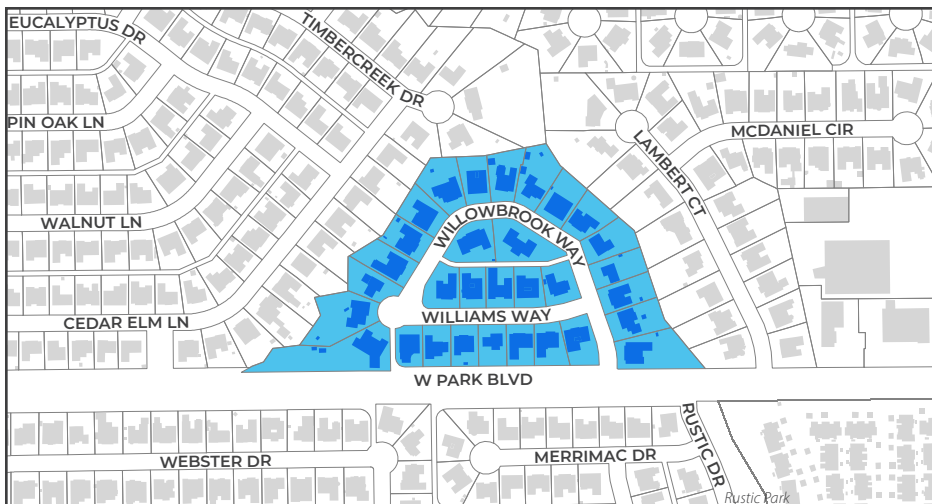
Subdivisions: Village North #3
 Construction Dates: 1970 - 2022
 Acreage Developed by 1988: 99%
 NCD Criteria: A, B, C-i, C-ii, & D
 NCD Model: Planning & Architectural

POTENTIAL NEIGHBORHOOD CONSERVATION DISTRICTS



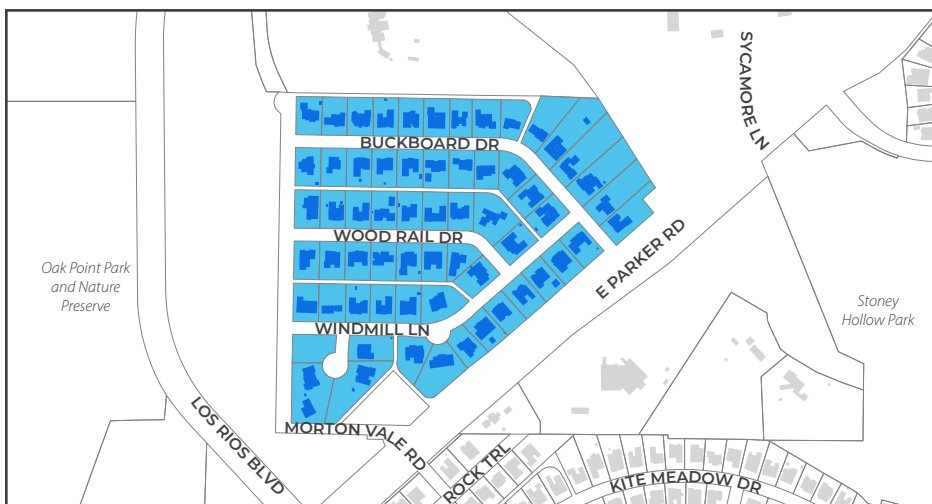
Whiffletree

Subdivisions: Whiffletree #2
 Construction Dates: 1973 - 1988
 Acreage Developed by 1988: 100%
 NCD Criteria: A, B, C-i, C-ii, & D
 NCD Model: Planning & Architectural



Willowbrook Estates

Subdivisions: Willowbrook Estates
 Construction Dates: 1973 - 1974
 Acreage Developed by 1988: 100%
 NCD Criteria: A, B, C-i, C-ii, & D
 NCD Model: Planning & Architectural



Windmill Country

Subdivisions: Windmill Country
 Construction Dates: 1973 - 2014
 Acreage Developed by 1988: 92%
 NCD Criteria: A, B, C-i, C-ii, & D
 NCD Model: Planning & Architectural

POTENTIAL NEIGHBORHOOD CONSERVATION DISTRICTS



Wood Park

Subdivisions: Wood Park #1
 Construction Dates: 1974 - 1981
 Acreage Developed by 1988: 100%
 NCD Criteria: A, B, C-i, C-iii, & D
 NCD Model: Planning



Woodhaven

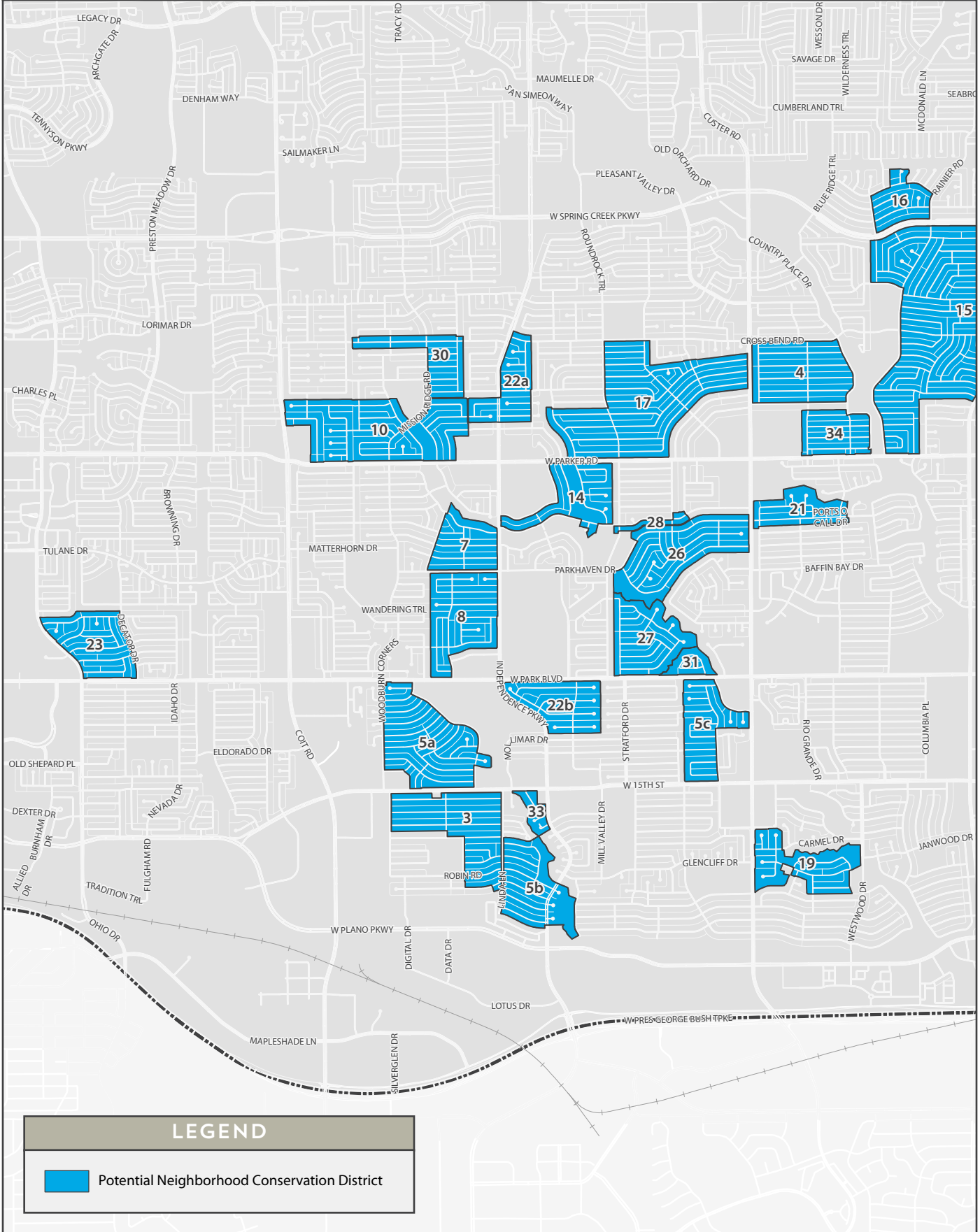
Subdivisions: Woodhaven Addition
 Construction Dates: 1975 - 1997
 Acreage Developed by 1988: 99%
 NCD Criteria: A, B, C-i, C-ii, & D
 NCD Model: Planning & Architectural

NCD No.	NCD Name	Subdivision Name	Subdivision No.	% Constructed by NCD Cutoff Date	Meets NCD Criteria	NCD Model
1	Armstrong Park	Armstrong Park	4	100%	A, B, C-i, C-ii, D	Planning & Architectural
2	Briarwood	Briarwood East	4	100%	A, B, C-i, C-ii, D	Planning & Architectural
		Briarwood Estates	9	100%	A, B, C-i, C-ii, D	Planning & Architectural
3	Cloisters	Cloisters	5	100%	A, B, C-i, C-ii, D	Planning & Architectural
		Cloisters	6	100%	A, B, C-i, C-ii, D	Planning & Architectural
		Cloisters	7	99%	A, B, C-i, C-ii, D	Planning & Architectural
		Cloisters	8	100%	A, B, C-i, C-ii, D	Planning & Architectural
4	Country Place	Country Place	1	99%	A, B, C-i, C-ii, D	Planning & Architectural
		Country Place	4	100%	A, B, C-i, C-ii, D	Planning & Architectural
5	Dallas North Estates	Dallas North Estates	12-2	100%	A, B, C-i, C-ii, D	Planning & Architectural
		Dallas North Estates	12-4	100%	A, B, C-i, C-ii, D	Planning & Architectural
		Dallas North Estates	14	100%	A, B, C-i, C-ii, D	Planning & Architectural
		Dallas North Estates	15-1	99%	A, B, C-i, C-ii, D	Planning & Architectural
		Dallas North Estates	15-2	100%	A, B, C-i, C-ii, D	Planning & Architectural

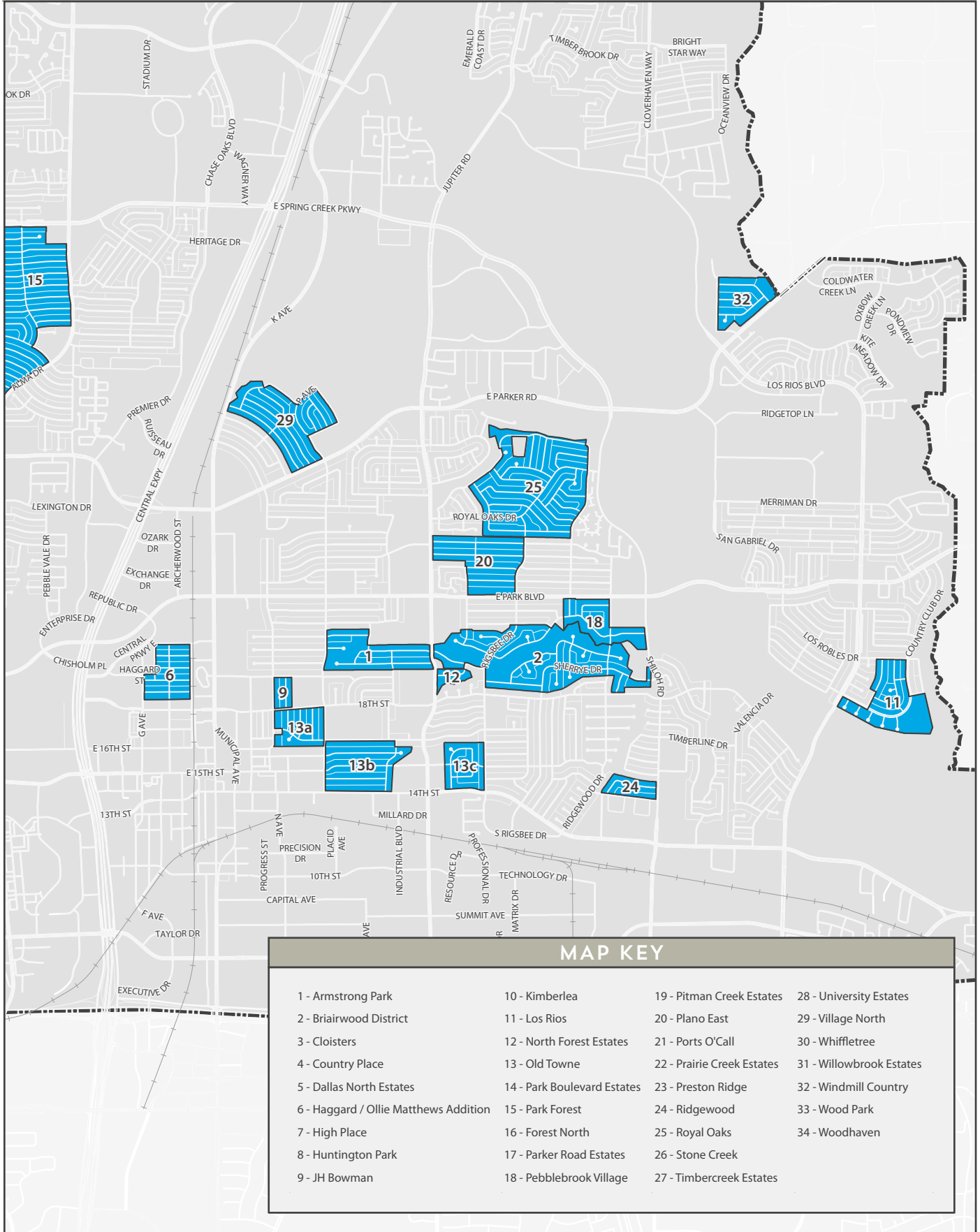
POTENTIAL NEIGHBORHOOD CONSERVATION DISTRICTS

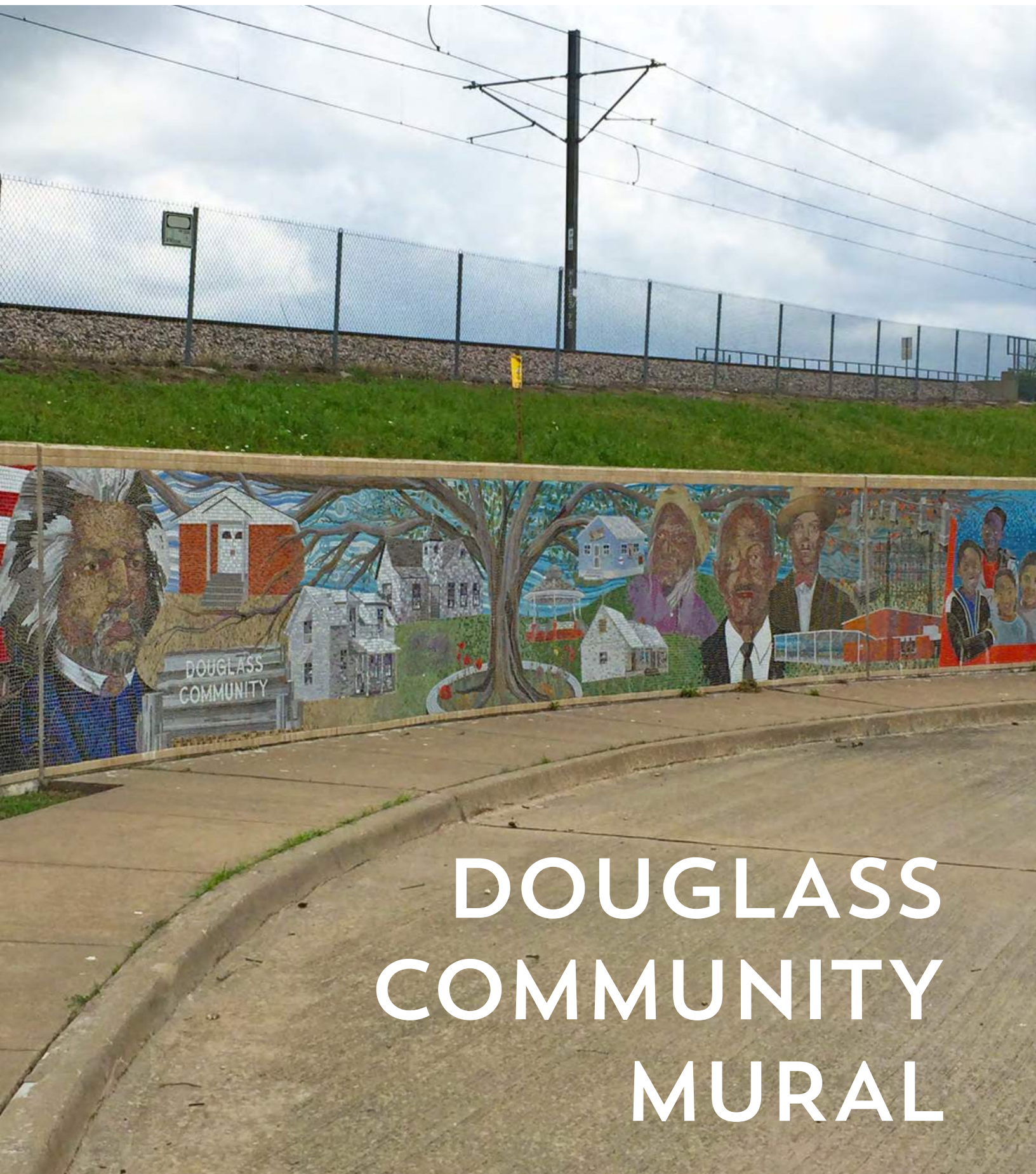
NCD No.	NCD Name	Subdivision Name	Subdivision No.	% Constructed by NCD Cutoff Date	Meets NCD Criteria	NCD Model
6	Haggard / Ollie Mathews Addition	Haggard Addition	-	99%	A, B, C-i, C-ii, D	Planning & Architectural
		Ollie Mathews Addition	-	100%	A, B, C-i, C-ii, C-iv, D	Planning & Architectural
7	High Place	High Place	1	99%	A, B, C-i, C-ii, D	Planning & Architectural
8	Huntington Park	Huntington Park	-	99%	A, B, C-i, C-ii, D	Planning & Architectural
9	JH Bowman	JH Bowman	-	97%	A, B, C-i, C-ii, D	Planning & Architectural
10	Kimberlea	Kimberlea	-	99%	A, B, C-i, C-ii, D	Planning & Architectural
		Kimberlea	2	100%	A, B, C-i, C-ii, D	Planning & Architectural
11	Los Rios	Los Rios	1	99%	A, B, C-i, C-ii, C-iii, D	Planning & Architectural
12	North Forest Estates	North Forest Estates	6	100%	A, B, C-i, C-ii, D	Planning & Architectural
13	Old Towne	Belle View Estates	-	99%	A, B, C-i, C-ii, D	Planning & Architectural
		Belle View	1	99%	A, B, C-i, C-ii, D	Planning & Architectural
		Belle View	2	100%	A, B, C-i, C-ii, D	Planning & Architectural
		Southwood	-	97%	A, B, C-i, C-ii, C-iii, D	Planning & Architectural
14	Park Boulevard Estates	Park Boulevard Estates	2B	100%	A, B, C-i, C-ii, D	Planning & Architectural
15	Park Forest	Park Forest	1	99%	A, B, C-i, C-ii, C-iii, D	Planning & Architectural
		Park Forest	2	99%	A, B, C-i, C-ii, C-iii, D	Planning & Architectural
		Park Forest	3	100%	A, B, C-i, C-ii, C-iii, D	Planning & Architectural
		Park Forest	4	99%	A, B, C-i, C-ii, C-iii, D	Planning & Architectural
		Park Forest	5	100%	A, B, C-i, C-ii, C-iii, D	Planning & Architectural
16	Park Forest North	Park Forest North	1	100%	A, B, C-i, C-ii, C-iii, D	Planning & Architectural
17	Parker Road Estates	Parker Road Estates	1W	100%	A, B, C-i, C-ii, C-iii, D	Planning & Architectural
		Parker Road Estates West	1E	100%	A, B, C-i, C-ii, D	Planning & Architectural
		Parker Road Estates West	2E	100%	A, B, C-i, C-ii, D	Planning & Architectural
		Parker Road Estates West	3E	100%	A, B, C-i, C-ii, D	Planning & Architectural
18	Pebblebrook Village	Pebblebrook Village	-	97%	A, B, C-i, C-ii, D	Planning & Architectural
19	Pittman Creek Estates	Pitman Creek Estates	1	96%	A, B, C-i, C-ii, D	Planning & Architectural
20	Plano East	Plano East	1	100%	A, B, C-i, C-ii, D	Planning & Architectural
21	Ports O'Call	Ports O'Call	1	99%	A, B, C-i, C-ii, D	Planning & Architectural
22	Prairie Creek Estates	Prairie Creek Estates	1	100%	A, B, C-i, C-ii, D	Planning & Architectural
		Prairie Creek Estates	3	99%	A, B, C-i, C-ii, D	Planning & Architectural
23	Preston Ridge	Preston Ridge	2	100%	A, B, C-i, C-ii, D	Planning & Architectural
24	Ridgewood	Ridgewood	5	100%	A, B, C-i, C-ii, D	Planning & Architectural
25	Royal Oaks	Royal Oaks	-	99%	A, B, C-i, C-ii, D	Planning & Architectural
26	Stone Creek	Stone Creek	-	99%	A, B, C-i, C-ii, D	Planning & Architectural
27	Timbercreek Estates	Timbercreek Estates	-	100%	A, B, C-i, C-ii, D	Planning & Architectural
28	University Estates	University Estates	2-2	100%	A, B, C-i, C-ii, D	Planning & Architectural
29	Village North	Village North	3	99%	A, B, C-i, C-ii, D	Planning & Architectural
30	Whiffletree	Whiffletree	2	100%	A, B, C-i, C-ii, D	Planning & Architectural
31	Willowbrook Estates	Willowbrook Estates	-	100%	A, B, C-i, C-ii, D	Planning & Architectural
32	Windmill Country	Windmill Country	-	92%	A, B, C-i, C-ii, D	Planning & Architectural
33	Wood Park	Wood Park	1	100%	A, B, C-i, C-iii, D	Planning
34	Woodhaven	Woodhaven	-	99%	A, B, C-i, C-ii, D	Planning & Architectural

POTENTIAL NEIGHBORHOOD CONSERVATION DISTRICTS MAP



POTENTIAL NEIGHBORHOOD CONSERVATION DISTRICTS MAP





DOUGLASS COMMUNITY MURAL

CHAPTER 6: ISSUES & RECOMMENDATIONS

INTRODUCTION

This chapter identifies the key components of the Plano preservation program, describing the importance of each and issues with the current operation. Recommendations are made for how the operation of each program component could be improved. Goals and policies for each are also included in this chapter as recommendations for how to address existing issues and opportunities. New recommendations added for the 2024 Heritage Preservation Plan update are shown in [blue](#). The implementation matrices, or work program, for each of the program components can be found in Appendix A. The program components discussed in this chapter are as follows:



SURVEY



GROWTH & REDEVELOPMENT



EMERGING TRENDS



PLACEMAKING & COMMUNITY DESIGN



EDUCATION & AWARENESS



BENEFITS & PROTECTIONS



PROGRAM ADMINISTRATION



SURVEY

In preparation for the 2024 Heritage Preservation Plan Update, the City of Plano conducted citywide surveys of subdivisions and properties developed between 1970 and 1975. The surveys were intended to identify, research, and review all properties, structures, and neighborhoods that qualify as Potential Heritage Resources (PHR) and/or potential Neighborhood Conservation Districts (NCD). Architectural characteristics of the structures and significant site/landscape features were documented and photographed. Only exterior features visible from the street or sidewalk were included. A full list of PHRs and NCDs has been provided in Chapter 5. A list of additional recommendations that resulted from the survey are listed below.

GOAL: To maintain a thorough and accurate inventory of all designated heritage resources, potential heritage resources, and potential conservation districts in Plano.

Survey Policy Statement

Potential Heritage Resources are important cultural and historical resources that should be encouraged for designation.

Recommendations

- ▲ Comprehensively survey recommended local and National Register historic districts.
- ▲ Obtain right of entry to complete the additional surveys for properties not visible from the public right-of-way, as listed in Appendix B.
- ▲ Develop a city-wide historic context that includes intensive-level research and guidance for evaluating the historical significance of residential, agricultural, industrial, and commercial complexes constructed through the 1980's.
- ▲ Conduct a desktop survey of all parcels within listed potential NCDs.
- ▲ Conduct a reconnaissance-level survey of all properties located within newly identified PHR Districts.



GROWTH & REDEVELOPMENT

The City of Plano’s history tells the story of growth and redevelopment during a period of over 150 years. As Plano continues to be a desired home for people who work in the Dallas/Fort Worth area, development pressure will continue to affect Plano’s heritage resources. Protecting and reusing Plano’s historic downtown resources will be a crucial part of planning for the city’s future and preservation program. In addition, working to stabilize the established residential neighborhoods around downtown and further west will be key to maintaining property values and allowing residents to age in place.

GOAL: To responsibly preserve and protect Plano’s heritage resources through the pressures of growth and redevelopment and support creative opportunities which allow them to remain in active and productive use.

DOWNTOWN REDEVELOPMENT

Description

Downtown Plano began as the economic heart of the city many years ago. Despite the city’s westward growth and the development of new activity and employment centers, as illustrated in the growth maps on the following pages, the historic downtown remains an important space in the city. The importance of this area was regionally recognized with the opening of a Dallas Area Rapid Transit (DART) light rail station in 2002. Sandwiched between the Downtown and Haggard Park districts, the DART station provides easy access to the city’s downtown and historic neighborhoods, many of which include designated resources and are districts themselves. However, it also creates growth pressure on many of Plano’s heritage resources as transit-oriented development (TOD) begins to move into the area surrounding the DART station. TOD especially threatens the districts that border the DART station location, as seen in the map on page 101. With the recognition of these threats, the community must also:

- ▲ Continue to protect the buildings, as inaction could result in the demolition of historic resources to make room for higher-density development;
- ▲ Update historic buildings to compete with newer spaces and prevent neglect;
- ▲ Discourage inappropriate alterations to historic buildings to accommodate for growth, among other possibilities of inaction.

Summary of Issues

- ▲ Heritage resources in Downtown Plano are experiencing and will continue to experience growth pressure as a result of more people moving to Plano and who want to live close to DART bus and rail facilities. This new growth could result in redevelopment pressure in Plano’s neighboring historic districts.
- ▲ As new development continues in Plano, there is a possibility of neglect of heritage resources in favor of living, working, and playing in new buildings and spaces, should heritage resources not keep up with the current market demands.



Transit Oriented Development (TOD)

Transit Oriented Development (TOD) maximizes the amount of residential, business, and leisure space within walking distance of a public transportation stop.



“Emphasize a balance. Everything old isn’t historic; changes will come regardless of nostalgia for the ‘good old days’ and it’s not all bad.”

- Online survey participant (2018)



“

“People love Plano because it is Plano. If it continues to replace the old buildings and character with apartments and new development then people will just go to another city. I don’t want to lose Plano to the idea that it can be made newer, bigger, better...You can’t replace character with flash. Eventually flash fades, but character lasts a lifetime.”

- Online survey participant (2018)

”

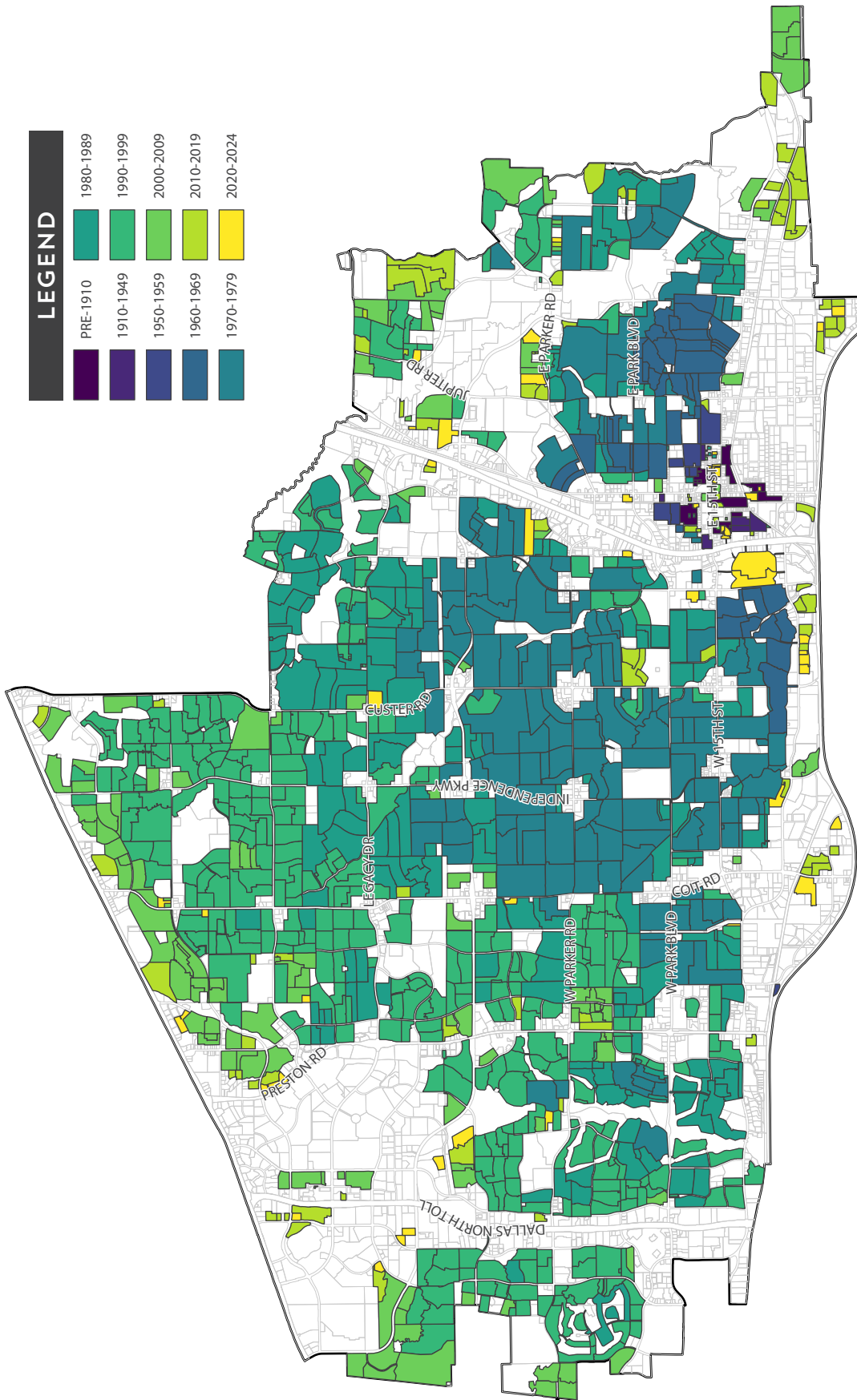
Downtown Redevelopment Policy Statement

Preserve Plano’s downtown heritage resources while accommodating new development that is compatibly designed and sensitive to the area’s historic character.

Recommendations

- ▲ Proactively engage downtown property owners and merchants about tax incentives, grant programs, and other financial incentives available to maintain and rehabilitate historic structures.
- ▲ Through the design review process, work with developers in and around Plano’s downtown district to minimize negative impacts and encourage complementary design and compatible infill development.
- ▲ Coordinate preservation efforts with other programs designed to support local businesses downtown.
- ▲ Include a Heritage Commission representative on any specially-formed review committees for new development/redevelopment projects located near designated heritage districts in which the city is participating.

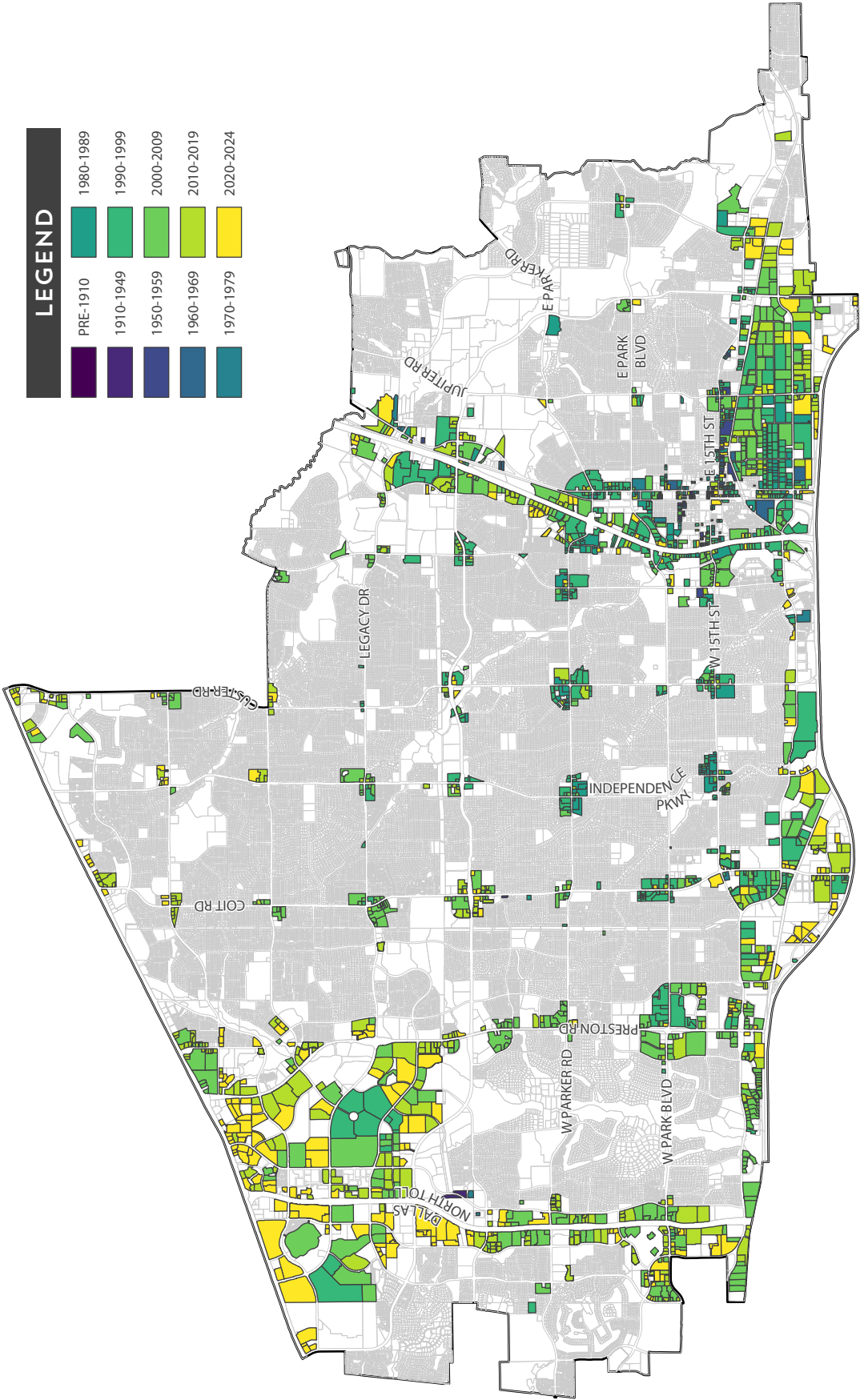
GROWTH BY DATE MAP: RESIDENTIAL SUBDIVISIONS



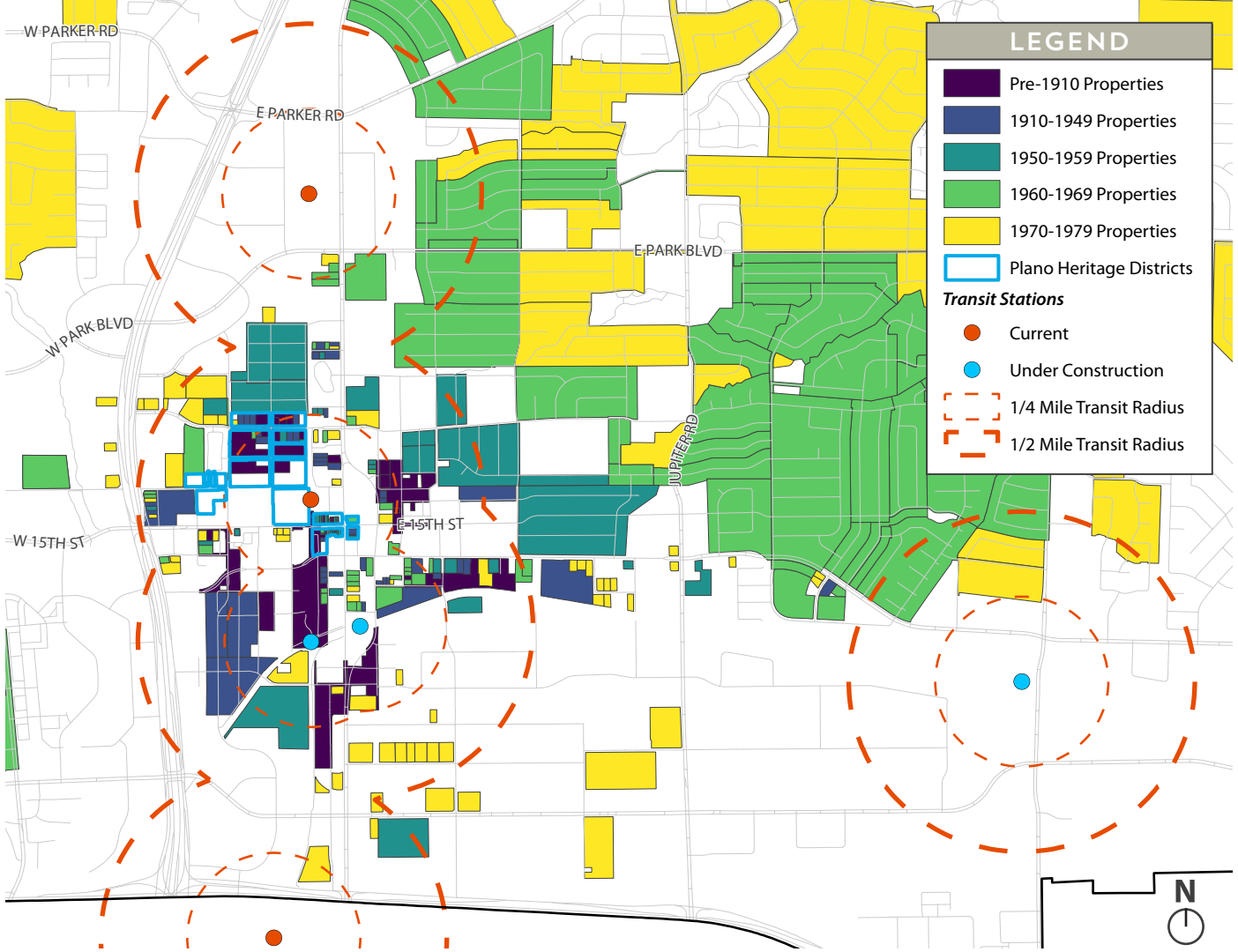
GROWTH BY DATE MAP: NON-RESIDENTIAL PARCELS



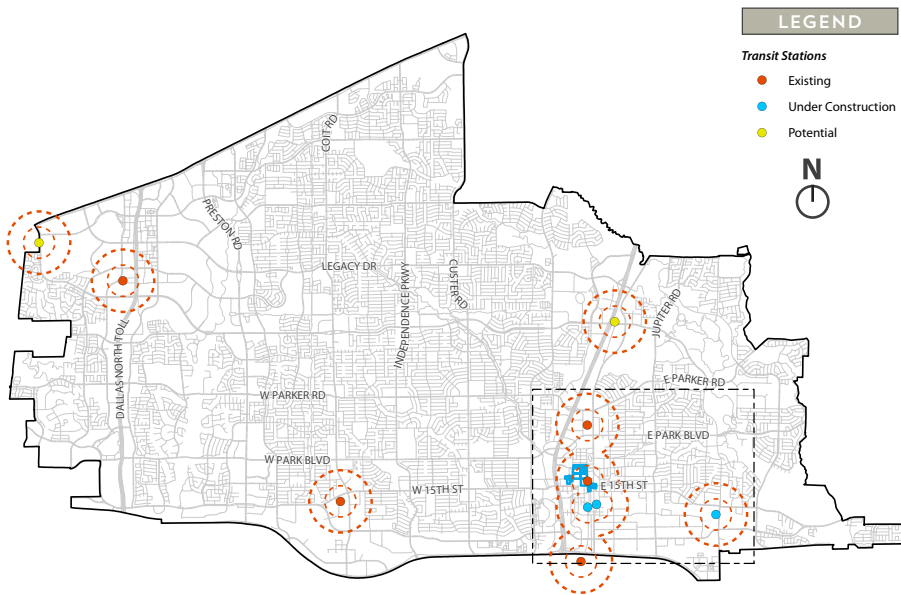
LEGEND	
PRE-1910	1980-1989
1910-1949	1990-1999
1950-1959	2000-2009
1960-1969	2010-2019
1970-1979	2020-2024



TRANSIT RADIUS MAP



CITY MAP



“

“Integrating rapid growth of apartments and millennials in this city. Need to find compelling reasons for these groups to be interested in preservation.”

- Online survey participant (2018)

”

Comprehensive Plan 2021

Information on the Comprehensive Plan’s special housing needs is available at:

<https://planocompplan.org/220/Special-Housing-Needs>



Neighborhood stabilization occurs when homes of a variety of sizes, styles and prices are maintained, offering choice and affordability throughout the community.

NEIGHBORHOOD STABILIZATION

Description

As Plano continues to grow and pressure increases on older, potentially historic resources to scrape and rebuild, consideration must also be given to how existing neighborhoods can be stabilized. When neighborhoods are left vulnerable to development pressures, the likelihood increases that people will be pushed out of their homes due to rising property taxes and home values, that buildings fall into disrepair, and that demolition of historic resources becomes the only option.

Preserving historic resources maintains a variety of housing sizes, styles, and prices, offering choice and affordability. Preserving and renovating historic resources can also accommodate those with special needs, supporting the Comprehensive Plan’s “Special Housing Needs Policy,” which encourages senior and special needs housing to be provided through inclusive regulations. Additional tools to encourage increased densities and compatible new development will also be crucial to explore.

Neighborhood Conservation Districts, a zoning-based preservation tool, can also help stabilize neighborhoods. Often referred to as “historic preservation lite,” this tool focuses on shaping the character of new development through design standards and/or guidelines that apply in addition to base zoning standards. This strategy is appropriate where residents seek some protection, but historic designation is not appropriate or desired. More information about Neighborhood Conservation Districts can be found in Chapter 5.

Summary of Issues

- ▲ Increasing property values may force out long-time residents.
- ▲ Increasing redevelopment puts pressure on historic neighborhoods.
- ▲ Obstacles to aging in place.
- ▲ Incompatible development in and around historic neighborhoods.

Neighborhood Stabilization Policy Statement
Explore new policies and regulations that will maintain historic neighborhoods as livable, affordable, and inclusive communities.

Recommendations

- ▲ Provide property owners in historic neighborhoods with information about tax breaks, grant programs, and other financial incentives that encourage the maintenance, rehabilitation, and adaptive reuse of historic properties.
- ▲ Support programs that keep older established neighborhoods stable and accessible.
- ▲ Through the design review process, work with developers of new developments near historic neighborhoods to minimize negative impacts and encourage compatible development where appropriate.
- ▲ Enable historic houses to be retrofitted with materials and technologies that support residents of all ages and abilities, such as ADA-compliant ramps and universal design.
- ▲ Encourage single-family as the predominant use in historic neighborhoods.

ADAPTIVE REUSE

Description

While historic structures were typically built for a specific use, repurposing a building to serve a new function so it can remain active and a part of the historic fabric of the community is crucial to preserving heritage resources. When adaptively reusing a historic building, choosing a use that requires the least amount of changes to the building is the best option. For instance, converting a historic residential structure into a bed and breakfast minimizes the number of interior and exterior changes to the building, as rooms that the bed and breakfast will utilize already exist in the structure.

As Plano continues to experience growth and redevelopment pressures, especially on its downtown heritage resources, the adaptive reuse of structures as an alternative to demolition may be necessary in some cases. In order for Plano’s historic structures to be adaptively reused, city policies and plans must also reflect the desire to retain these buildings as part of the historic fabric of the City so long as they are appropriate to the character of the area and complementary to surrounding uses. This may mean ordinances and other policies require some flexibility, and that creative programming must be implemented.

Summary of Issues

- ▲ A coordinated adaptive reuse program that provides educational materials and potential funding sources for property owners does not exist.
- ▲ Plano’s ordinances and Plans do not clearly promote the adaptive reuse of historic structures as an alternative to demolition.

Adaptive Reuse Policy Statement

Consider adaptive reuse of heritage properties to allow them to remain in active and productive use, maintain historic character, and serve as an alternative to demolition.

Recommendations

- ▲ Explore the use of an adaptive reuse program to facilitate the reuse of underutilized properties.
- ▲ Consider flexibility in zoning regulations and adaptive reuse overlays to accommodate the adaptive reuse of historic resources, where appropriate and complimentary to adjacent uses.

Formerly the largest flour mill in the world, this industrial building has been converted to artist lofts



Event 1013 in Downtown Plano



Wells House at 3921 Coit Rd.



The exterior and interior of the Courtyard Theater, which was originally the Cox Gymnasium, built in 1938 and restored in 1999.



EMERGING TRENDS

New trends and connections to heritage resources are important components for successful heritage preservation programs. Planning for the care of heritage resources in the wake of a natural disaster, incorporating heritage resources in the planning of new public infrastructure projects, and incorporating heritage planning into sustainability initiatives are some examples of emerging trends. Preserving heritage resources is a fundamental part of a comprehensive approach to sustainability and an important topic of discussion throughout the country. Keeping historic properties in use conserves the energy embodied in their creation. Historic buildings can also operate in energy-conserving ways, and compatible retrofits for energy conservation are encouraged. If historic resources are demolished, this investment in embodied energy is lost, and significant new energy demands are required to replace it.

GOAL: To develop a program that responds to emerging trends and is a leader in new and creative preservation initiatives.

Comprehensive Plan 2021 - Environmental Quality

To research Comprehensive Plan 2021's environmental quality vision please visit this link:

<https://planocompplan.org/183/Environmental-Quality>

ENERGY EFFICIENCY & SUSTAINABILITY

Description

Preserving a community's heritage resources – such as built resources, historic parks, and open spaces - is key to promoting the City of Plano's sustainability principles expressed in *Comprehensive Plan 2021*. Specifically, the "Natural Environment" pillar of *Comprehensive Plan 2021* focuses on maintaining Plano as a "healthy and sustainable city, whose policies and investments focus on building and site efficiency, protecting and restoring natural resources, and improving the resiliency of the community." Maintaining Plano's open spaces and natural resources is a key component of this pillar, indicating the importance of Plano's historic parks such as Haggard Park and Harrington Park, as well as other spaces within which preservation-focused events occur, such as Oak Point Park and Nature Preserve.

Also key to the City's sustainability policies is the "Building and Site Efficiency" component of the pillar, which includes policies for building design, water conservation, renewable energy, and stormwater management. Preserving heritage resources is itself a sustainable action and is supplemented by the possibility of incorporating sustainable building materials and energy-generating sources. The preservation, rather than demolition, of a heritage resource retains a structure's embodied energy, which would be lost upon demolition. By preserving the original materials and enhancing historic structures to become more energy-efficient, the building's lifecycle is lengthened, and energy is saved. For instance, repairing, weather-stripping, and insulating an original window is more energy-efficient and much less expensive than new windows and is also a sound preservation practice. Newer window materials are also often less sustainable and require the extraction of raw, non-renewable materials. High levels of energy are involved in production, and new materials will often have an inherently short lifespan.



Solar panels on a historic building

Summary of Issues

- ▲ Lack of information regarding the energy efficiency of historic buildings and how to preserve that efficiency moving forward.
- ▲ Lack of information regarding appropriate materials to use in rehabilitations.
- ▲ Lack of information regarding how to appropriately incorporate energy efficient products into historic buildings.

Energy Efficiency Policy Statement

Promote energy efficiency in new development and the rehabilitation of historic structures.

Recommendations

- ▲ Highlight preservation projects for their benefits related to energy efficiency and other sustainability initiatives.
- ▲ Provide resources to homeowners and developers about how to appropriately incorporate energy-efficient products into historic buildings.

Sustainability Policy Statement

Promote the principles of sustainability in building design and construction.

Recommendations

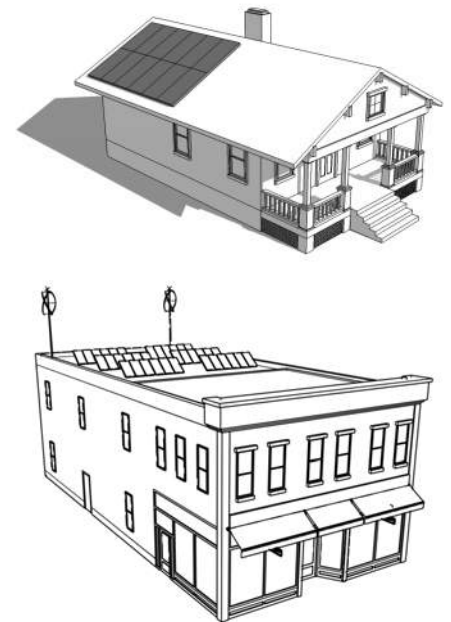
- ▲ Create a handbook to guide where historic materials that are not reused on the original structure can be reused and repurposed for other projects throughout the community.
- ▲ Encourage historic site and infrastructure features to be used to interpret history of a specific place.
- ▲ Evaluate new products, materials, and technologies that require less maintenance and improve the durability of historic resources.



Guidelines on Sustainability

The Secretary of the Interior's Illustrated Guidelines on Sustainability can be viewed at the following link:

<https://www.nps.gov/orgs/1739/index.htm>



Examples of appropriate locations for solar panels on historic buildings



Great Fire of 1895

DISASTER PREPAREDNESS

Description

Preparing a community for natural disasters is crucial for all planning efforts. The City of Plano is vulnerable to a number of natural disasters, including drought, floods, severe storms, hail, wind, hurricane remnants, tornadoes, and extreme heat. In order to prepare for these natural disasters, the City of Plano's Department of Emergency Management plans for all types of events and coordinates with other groups throughout the city to be ready to effectively respond to a disaster.

Likely Types of Disasters to Prepare for:

- Tornado
- Fire
- Flooding
- High Winds
- Hail
- Extreme Heat

National Trust Insurance Services

The National Trust for Historic Preservation offers historic property insurance. To learn more, visit the following weblink: <https://www.mdps.com/national-trust-insurance/>

Planning for Natural Disasters

- Plano Department of Emergency Management
<https://www.plano.gov/301/Emergency-Management>
- Texas Division of Emergency Management
<https://www.tdem.texas.gov/>
- Texas Emergency Management Plan
<https://www.tdem.texas.gov/preparedness/state-planning>
- Office of Environmental Planning and Historic Preservation (FEMA) <https://www.fema.gov/emergency-managers/practitioners/environmental-historic>

In the case of a natural disaster that impacts multiple municipalities and counties, the State of Texas Division of Emergency Management becomes involved and implements the Texas Emergency Management Plan. Natural disasters that cause severe damage and impact large numbers of people are also often assisted by a variety of other regional, state, and national organizations. For instance, the response to Hurricane Harvey in 2017 included relief assistance from numerous organizations, including the Department of Health and Human Services (HHS), the Department of Housing and Urban Development (HUD), the Environmental Protection Agency (EPA), the U.S. Small Business Administration (SBA), the Department of Agriculture, the Department of Transportation, and the American Red Cross.

In the event of a natural disaster, the City of Plano's many heritage resources could sustain repairable damage or irreparable damage, or potentially be fully destroyed. To effectively protect heritage resources, it is crucial to create a list of heritage resources that may be in danger following a natural disaster, to formulate plans to quickly assess heritage resources immediately following the disaster, and to identify potential funding resources.

Summary of Issues

- ▲ Plano's heritage resources could be severely impacted by natural disasters and specific plans are not in place to evaluate and address them post-disaster.
- ▲ Property owners lack education on how to protect their historic properties from natural disasters and what to do in the event of a disaster.

Disaster Preparedness Policy Statement

Provide tools, education, and funding opportunities to protect Plano's heritage resources from natural disasters and address preservation emergencies.

Recommendations

- ▲ Educate property owners about additional insurance protections that may prevent the loss of historic resources due to financial hardships resulting from a natural disaster.



Repair of the wooden shingle roofing on the Ammie Wilson House is an example of typical repairs covered by the National Trust insurance policy.

TECHNOLOGY & INFRASTRUCTURE

Description

Historic infrastructure and transportation elements often contribute to the heritage resources of a community. While infrastructure improvements sometimes call for a change in the built environment that surrounds them, policies and actions set in *Comprehensive Plan 2021's* pillars and visions support the continued preservation and conservation of Plano's heritage resources, existing subdivisions, and important open spaces. One such example of remaining historic infrastructure is the Interurban Railway station. The remaining building is the only substation still in existence on this railroad line. Despite the success of the Interurban Railway Station, the city's infrastructure is aging and will need to be updated and/or replaced in order to keep pace with new development that is quickly moving into the city. Cell towers and automotive technologies threaten Plano's historic neighborhoods. As such, the city must determine how to appropriately plan for new technologies that will accommodate growth while respecting the historic character of individual resources and historic districts.

Summary of Issues

- ▲ Few pieces of historic infrastructure remain, and where they do still exist, they are not factored into the development of new infrastructure to consider compatibility.
- ▲ The design of new infrastructure components is not sensitive to historic neighborhoods.

Technology & Infrastructure Policy Statement

Accommodate new infrastructure and technologies that respect the character of Plano's historic resources.

Recommendations

- ▲ Develop clear policies to require the proposal of all new infrastructure or maintenance of existing infrastructure to consider historic areas and features.
- ▲ Encourage visible infrastructure, utilities, and facilities, such as lamp posts and bus stops, to be appropriately designed in historic areas.
- ▲ As new technological innovations emerge, such as telecommunication and automotive technologies, create policies and regulations to limit potential negative impacts on Plano's historic resources.



The DART Light Rail



An electric vehicle charging station



Satellites added to the roof of a historic building



PLACEMAKING & COMMUNITY DESIGN

Creating memorable and unique public spaces throughout Plano is essential to enhancing community character and neighborhood identity. Enhancing the design of private properties through the use of design tools is also key to maintaining historic settings. A variety of tools can be used to do this, such as the adoption of design standards and other policy tools and the creation of designated districts that identify a unique area.

Plano also has other important places that, while they may not have an official designation, exhibit a unique character that is recognized as crucial to the community. Some places may be individual structures, such as the Texas Pool - an iconic swimming facility in the heart of Plano - while others may be unique neighborhoods. The Douglass Community is one such neighborhood and is one of Plano's oldest communities. This neighborhood is defined by strong family ties and a rich African American culture and is characterized by a recognizable development pattern. Furthermore, potential historic districts are neighborhoods that are on the cusp of becoming old enough to be considered historic and that have unique and consistent forms of development that are recognizable.

Finally, the Historic Downtown Plano Arts District contributes to creating a sense of place in the Downtown Heritage District, as its boundaries overlap with the designated heritage district. This organization focuses on advancing awareness of Plano's historic district by supporting events in and around downtown. By operating this district, the Historic Downtown Plano Association works toward its mission of "preserving Downtown Plano's historic character and embracing its future." The events that the organization supports, as well as the promotion of the downtown's heritage resources, create a sense of place and appreciation of Downtown Plano.

Unique neighborhoods and places, historic or not, create memorable spaces throughout Plano that are desirable for residents to live and work in, and for residents and visitors to attend special events.

GOAL: Celebrate the history of Plano through exceptional and innovative attractions that invite a variety of audiences to experience Plano's culture and community.



Heritage Farmstead Museum Farmfest

HERITAGE TOURISM

Description

A heritage tourism program provides visitors the opportunity to learn about and interact with a community's heritage resources. Many existing organizations, such as the Historic Downtown Plano Arts District, Plano Conservancy for Historic Preservation and the Heritage Farmstead, host monthly events that provide educational information about heritage resources and Plano's history. Often, these events are also located in and around heritage resources. For instance, the Downtown Plano Art & Wine Walk along 15th Street takes place in the heart of the Downtown District, allowing participants to experience the city's historic resources. The Heritage Farmstead Museum, located in the historic Farrell-Wilson Farmstead, frequently hosts educational events such as Pioneer Camp for kids and themed educational series for adults focusing on topics such as hydroponic gardening, historic cooking demonstrations, and blacksmith demonstrations. Additional events are held at the Saigling House, now occupied by the ArtCentre, which hosts educational programs, fundraisers, art exhibitions, and special events.

With the westward growth of the city, many of Plano's citizens who live outside the historic neighborhoods are unaware of the city's many historic resources. Hosting special events in and around Plano's historic resources provides an opportunity for its citizens to learn more about the community's history and to take pride in living in a place with a rich story. The creation of a heritage tourism program could not only strengthen the existing activities; it could also provide opportunities to incorporate new technologies into promoting the city's heritage resources, including QR codes, online tools, and interactive programs.

Summary of Issues

- ▲ The City of Plano does not have a comprehensive heritage tourism program.
- ▲ The City of Plano could utilize technology more fully to support heritage tourism throughout the community.

Heritage Tourism Policy Statement

Encourage residents and visitors to experience Plano's unique historic resources in new, creative ways.

Recommendations

- ▲ Develop and implement a comprehensive heritage tourism program that is engaging to a variety of visitors and residents.
- ▲ Continue to support heritage-related venues and attractions that elevate visitors' experience of Plano's history and culture.
- ▲ Create new walking and biking tours focused on specific types of historic resources that are available through the city's website or available to be led by city staff, commissioners, or volunteers.



Annual Longtable Dinner held on 15th Street in Plano's Downtown Heritage District



Hike Through History Program, put on by the Plano Conservancy



Haggard Park Street Sign Topper



Interpretive Sign at the Old City Cemetery

WAYFINDING & INTERPRETIVE SIGNAGE

Description

Signs and other interpretive materials assist residents and visitors in understanding the history of a place. Designing interpretive materials that are visually interesting and legible is key to creating a program that informs people as they live and work in and visit the community.

Interpretive Markers and Materials

Concentrated in parks and open spaces, such as the Oak Point Park Nature and Retreat Center and the Lt. Russell A. Steindam Park, these materials inform people about the history behind the name of the place, the history of the place, and locations of significant events.

Street Sign Markers

Connected to and located above street signs, small signs indicate the name of the heritage district through which a person is traveling. While these signs are small, they are informative and help a person recognize the heritage resources of the area.

Summary of Issues

- ▲ There is no comprehensive citywide interpretive sign/marker plan.

Wayfinding & Interpretive Signage Policy Statement

Ensure that Plano's historical resources are accessible and easy to locate.

Recommendations

- ▲ Improve way-finding signage leading to Plano's heritage districts, historic neighborhoods and cemeteries.
- ▲ Partner with transportation agencies to create signage and programming that directs travelers from across the region to downtown and other historic locations across the city.

Easily visible street signs lead visitors to Plano's heritage districts, historic neighborhoods, landmarks, and cemeteries.



ARTS

Description

Locating art in public spaces creates a memorable and unique identity for each of those spaces, and allows community members and visitors to identify a particular space based on its special attributes. Public art can also be sponsored through a coordinated project with grant funding, such as the Mural Project in the Downtown Plano Arts District. In this case, visual art was utilized to celebrate the city's rich history. This project was jointly managed by the Plano Arts Association (PAA) and the now-disbanded Historic Downtown Plano Association (HDPA), and was funded by a grant from the Plano Heritage Commission. Three pieces placed throughout Downtown – the Echowave, Vickery Park Mural, and Georgia's Farmers Market Mural – reflect the city's history and bring attention to nearby heritage resources. This mural initiative began with a call to the public to collect historic photographs and submit them to the Genealogy Center at the Haggard Library. These photographs would later be made available in a public exhibit at the Plano Art Association Gallery. Involving the public in the initial stages of a project to celebrate the city's history contributes to the community's excitement, not only about the project, but about the past, as well as the anticipation of the resulting artwork.

Art in galleries and in other locations throughout the community can also be commissioned and designed to highlight Plano's heritage and bring attention to Plano's heritage resources. For instance, a new series of sculptures along 15th Street, from U.S. 75 to Plano's historic downtown, leads visitors to places where they can explore and learn about Plano's history and heritage resources. Another project, titled "Now Becomes Memories, Tomorrow Becomes Now," won a national award for the prestigious "Year in Review 2009" from the Americans for the Arts organization. The project, which includes five pieces that are each installed in one of Plano's libraries, celebrates different aspects of the community's history. One of the five pieces took inspiration from "The Douglass Community," a poem written by Plano resident Alan Birkelbach, resulting in a combination of literary and visual arts. By featuring components of Plano's history and locating them in frequented public spaces, the installations can contribute to an educational effort and to establishing a sense of local identity as current residents connect with the community's past.

Summary of Issues

- ▲ Public art that represents Plano's heritage and its heritage resources is not fully woven into the preservation efforts, especially those in downtown.

Arts Policy Statement

Encourage the use of community art and design in ways that represent Plano's history and culture.

Recommendations

- ▲ Support organizations, events, and initiatives that promote downtown as an arts district and encourage the representation of Plano's heritage.
- ▲ Encourage public art that represents Plano's heritage in parks, plazas, and other civic spaces across the city.

“

“In addition to preserving historic areas, beautifying them would also be great for the City's appeal.”

- Online survey participant (2018)

”



Downtown Mural on side of Vickery Park



One of a series of sculptures placed along 15th Street as vehicles enter Plano's historic downtown from U.S. 75



Douglass Community Mural

Downtown Arts, Culture and Events Plan

To research the Downtown Arts, Culture and Events Plan please visit this link:

<https://content.civicplus.com/api/assets/5753f920-7598-4c12-b9df-459b9194476e>

“

“Events that appeal to 1. Young singles – city scavenger hunt with party-like atmosphere/mingling of singles and beer tents in historic areas and 2. Young families, children-related heritage events – hayrides, etc.”

- Workshop 1 participant (2018)

”



Asia Fest



Plano's 150th Birthday Celebration

EVENTS & FESTIVALS

Description

Plano hosts numerous events and festivals each year. These community celebrations attract residents and visitors alike, and contribute to the creation of the city's identity. Many of these events and festivals are hosted in Plano's downtown, attracting people to the city's Downtown Heritage District. The organization of events and festivals in these locations strengthens the connection between the people and the places they share, such as the Downtown Heritage District, adding value to the space. The variety of events and festivals that are hosted throughout the community celebrate Plano's ethnic heritage, its historic built environment, and the people that make the city a strong community.

Summary of Issues

- ▲ There is a lack of branding to create an awareness of being in or around Plano's heritage resources.
- ▲ Districts are not branded sufficiently to highlight the areas when used for festivals and other events.
- ▲ While many events and celebrations are held near Plano's heritage resources, there are few events that are focused on celebrating the heritage of Plano and its resources.

Events & Festivals Policy Statement

Connect community members and visitors to Plano's historic resources through innovative programming and the use of Plano's historic resources as meeting locations.

Recommendations

- ▲ Explore new and exciting community events in Plano's historic districts, parks and heritage resources.
- ▲ Partner with local groups to develop heritage-related festivals and events, like the Apparition Expedition.
- ▲ Participate in multicultural events that invite Plano's diverse community to experience, engage, and contribute to the city's heritage and historic resources.



Blackland Prairie Festival



Apparition Expedition

CULTURAL LANDSCAPES

Description

Natural features and landscapes are a key component of Plano's heritage resources, as they define important vistas, mark common open spaces, and help tell Plano's story. Plano is home to many parks, both public and private, that have been an important part of the community for over a century. Haggard Park and Harrington Park are two such parks, both of which are key open spaces in Plano. Additional open spaces are found in Plano's cemeteries, many of which are preserved as Historic Texas Cemeteries by the Texas Historic Commission. These cemeteries tell Plano's story, providing insight into the settlement patterns and early families of the community. Finally, nature preserves – such as the Arbor Hills Nature Preserve and Oak Point Park and Nature Preserve – protect Plano's natural landscape, a key link to the early history of the area. Plano's cultural landscapes provide insight into the early years and development of the community and should be preserved.

Summary of Issues

- ▲ Opportunity to incorporate preservation and interpretive materials in parks with a historic background.
- ▲ Lack of information about Plano's historic cemeteries in existing heritage preservation programs and tools.
- ▲ Lack of local designation and protection of historic cemeteries.

Parks & Open Space Policy Statement

Utilize opportunities to highlight Plano's history in parks, plazas, and open spaces across the city.

Recommendations

- ▲ Continue to promote the use of Haggard Park for events and activities that attract visitors and promote Plano's history.
- ▲ Where appropriate, program parks and open spaces to include interpretive materials.

Cemeteries Policy Statement

Support efforts to locally designate and restore Plano's historic cemeteries and increase awareness of the pioneer families and early residents of Plano.

Recommendations

- ▲ Partner with preservation organizations to restore historic cemeteries and maintain informational signage on site to convey their history.
- ▲ Create informational brochures and historic cemetery tours to increase awareness of Plano cemeteries and significant Plano citizens.
- ▲ Encourage designation of historic cemeteries as local landmarks.

“

“Trails should connect to our Historic Museums, Farmsteads and other places to make them integral to the City's recreation.”

- Online survey participant (2018)

”



Haggard Park Bandstand



Arbor Hills Nature Preserve



Rowlett Cemetery



EDUCATION & AWARENESS

The education component is made up of strategies to build awareness, strengthen skills that support preservation policies, and educate the community about Plano’s heritage. Helping property owners learn how to maintain their historic properties as active, viable assets is a key part of a successful preservation program. Many property owners willingly comply with appropriate rehabilitation procedures and develop compatible designs for new construction when they are well-informed about preservation objectives.

Workshops that provide helpful information about rehabilitation techniques and publications that build an understanding of historic significance are examples of education and outreach strategies. Education and outreach efforts also help ensure that the importance of historic preservation is well understood within the community. They may also help property owners better understand the range of flexibility that is available for the adaptive reuse of historic properties.

GOAL: Educate the community about Plano’s unique history and culture through innovative programming, hands-on training, and strong community partnerships.



“Get families involved by giving the children a project to ‘check off’ all of the historic sites they have seen in the summer. Send back to the City and get a badge. Involvement!”

- Online survey participant (2018)



PROGRAMMING & ENGAGEMENT TOOLS

Description

Fostering a sense of appreciation for Plano’s heritage resources is a key way in which good stewardship of heritage resources and an interest in the history of the community is accomplished. While the following established programs contribute to building a sense of appreciation for and connection to Plano’s heritage resources, additional work could be done to increase the community’s knowledge of and appreciation for its heritage resources. Programs should also be designed to engage people of all ages.

Website

The City of Plano identifies preservation-related material through its Heritage Preservation website.

Heritage Resource Inventory

The Designated Sites & Districts webpage, managed by the City, provides information about heritage resources throughout Plano that are designated at the local, state, and national levels.

Interurban Railway Museum

The Interurban Railway Museum is an interactive museum for children and adults that offers educational programs. Guided tours of Historic Car 360 are also operated out of the Interurban Railway Museum.

The Johnnie J. Myers Research Center

The Interurban Railway Museum’s Johnnie J. Myers Research Center contains historic materials that are accessible to researchers and students.

Heritage Resource Inventory

More information on Plano’s Heritage Resource Inventory is available at the following link:

<https://www.plano.gov/1058/Designated-Sites-Districts>

Interurban Railway Museum

Details on the Interurban Railway Museum are available here:

<http://www.interurbanrailwaymuseum.org/>

Plano Genealogy Center at the Haggard Library

The Genealogy Center at Plano Public Library features extensive collections of documents and images, along with access to premium online resources like Ancestry Library Edition.

Heritage Farmstead Museum

The Heritage Farmstead Museum is the premiere living history site interpreting the Texas Blackland Prairie region in North Texas, offering educational programs for all ages.

North Texas Masonic Historical Museum & Library

The North Texas Masonic Historical Museum and Library was organized to preserve the complete history of Plano, Collin County, and North Texas for historical, educational, literary, scientific, and charitable purposes.

Summary of Issues

- ▲ Among Plano community members, there is a lack of knowledge about the heritage resources throughout the city.
- ▲ The existing opportunities to learn about heritage resources in Plano are not widespread throughout the city.
- ▲ While there are some opportunities to learn about Plano's history, more visible ways to learn about Plano's history could capture the attention of a larger part of the Plano community.
- ▲ There is a disconnect between long-term and new residents of Plano who have a very different understanding of and appreciation for Plano's heritage resources.

Partnering with local schools to create awareness of heritage resources



The Johnnie J. Myers Research Center

Information on the Johnnie J. Myers Research Center is available here:

<https://interurbanrailwaymuseum.org/archives-%26-research-1>

Plano Genealogy Center at Haggard Library

More information on the City of Plano Genealogy Center at the Haggard Library is available here:

<https://www.plano.gov/1031/Genealogy-Center>

Heritage Farmstead Museum

The Heritage Farmstead Museum website is:

<https://www.heritagefarmstead.org/>



Certified Local Government (CLG) training session



2023-2024 Heritage Preservation Grants Now Open



The City of Plano offers heritage preservation grants to local, nonprofit organizations that support heritage preservation, education and tourism in the community. Since 2004, over \$13 million has been allocated to organizations promoting heritage programming and tourism, historic preservation advocacy and historic restoration projects within Plano.

A total of \$800,000 was awarded during the 2022-2023 fiscal year to the Plano Conservancy for Historic Preservation, Heritage Farmstead Museum, Texas Pool Foundation and for City of Plano 150th Birthday Celebrations. Plano's hotel/motel tax revenue is the source of these grant funds, so projects must support the hospitality industry in Plano.

Applications are now being accepted for the 2023-2024 grant season. The deadline to apply is Monday, May 1, 2023.

North Texas Masonic Historical Museum & Library

Information on the North Texas Masonic Historical Museum & Library is available here:

<http://northtexashistory.org/>



Masonic Lodge in downtown Plano



Walking tour brochure cover

Educational Tools Policy Statement

Provide a range of new tools to educate and increase awareness of the history of the community and its historic resources across Plano.

Recommendations

- ▲ Provide a range of new tools - such as marketing materials for realtors - to educate the community, engage new groups, and increase awareness of Plano's history and its historic resources.
- ▲ Produce creative programming to educate residents and visitors about Plano's history in new and exciting ways, such as lecture programs on history and architecture.
- ▲ Provide educational materials on the city's website and utilize new technologies to engage all community members about Plano's preservation efforts and initiatives.
- ▲ Partner with existing city programs, such as the Neighborhood Services Department's "Pop-Up Party Trailer," to educate community members about the history of their own neighborhoods and Plano's agrarian history.

Educational Programming Policy Statement

Develop diverse educational programming that engages Plano's multi-generational and multicultural population.

Recommendations

- ▲ Encourage field trips to historic sites and promote educational programs and projects in local schools that highlight the history of Plano.
- ▲ Develop programs such as tours and lectures to engage Plano's senior residents in the history of Plano.
- ▲ Develop programs for Plano Independent School District and Collin College students to learn about the history of their community.
- ▲ Engage millennials in historic preservation to create a sense of ownership of Plano's history by hosting events such as happy hours, trivia nights, and other events that are located in historic buildings in Plano and that incorporate information about the history of the community.
- ▲ Develop educational materials and programming that are inclusive of Plano's diverse community.

The Interurban Railway Museum offers tours in Historic Car 360



TRAINING & HANDS-ON LEARNING

Description

Providing technical, hands-on training to teach people how to maintain historic buildings are key to a strong preservation program. Additional training for city staff, the Heritage Commission, and the City Council on how the components of the heritage preservation program work together is also vital to maintaining an efficient and productive program.

Summary of Issues

- ▲ There is currently not enough technical information on how to care for a historic building.
- ▲ There is a lack of resources at the local level for property owners to understand the appropriate treatment of their historic resources.
- ▲ There are no local higher education programs to train people with preservation skills.

Training & Hands-On Learning Policy Statement

Expand preservation-training programs for Plano’s residents, elected officials, and design community to understand the importance of the proper treatment of heritage resources and know where to access the information.

Recommendations

- ▲ Create hands-on training and rehabilitation workshops for how to properly repair or renovate historic structures and architectural features.
- ▲ Consider partnering with Collin College to create a vocational training program for students.
- ▲ Arrange technical workshops for developers and realtors who work in Plano to learn about the city’s historic resources and applicable regulations.
- ▲ Share web-based training materials and opportunities made available by preservation partners and organizations.



Restoring a historic brick building



Tombstone Mysteries Event put on by the Plano Conservancy

Online training for commissioners is one important type of programming



Planning staff escorting City Council and Heritage Commission members to the 2022 NAPC Forum Conference in Cincinnati

Plano Tax Increment Finance (TIF) Zone

Information on Plano's Tax Increment Finance Zone is available at:

<https://www.plano.gov/1900/Tax-Increment-Finance-Zone>

Downtown Plano Public Improvement District (PID)

Information on the Downtown Plano Public Improvement District is available at:

<https://www.plano.gov/1905/Downtown-Plano-Public-Improvement-Distri>

Downtown Plano Arts District

Details on the Downtown Plano Arts District are available at:

<https://visitdowntownplano.com/>

ADVOCACY & PARTNERSHIPS

Description

Advocacy programs are essential to promote heritage preservation efforts. They work to expand the base of preservation and engage partners in collaborative preservation programs. While the city's Heritage Preservation Officer will act as coordinator, advocacy efforts should be shared across a broad base of independent community organizations and city departments. Community organizations should be the primary advocates for historic preservation in Plano, with the city's preservation office providing support. Strengthening existing partnerships with organizations throughout the community and establishing new partnerships and methods to engage new populations to support preservation goals should be a high priority for the program. Along with community groups that advocate for and support preservation, additional districts and initiatives are key partners in Plano's heritage preservation program.

Plano Tax Increment Finance (TIF) Zone

Plano's Special Projects department staff work in Downtown through a TIF Zone used for capital improvements associated with the public realm. This tool, initially created in 1999 as a 15-year district, was used to maximize transit-oriented development, support preservation efforts, and encourage a greater celebration of arts and culture in Downtown Plano.

Downtown Plano Public Improvement District (PID)

Established in 2014 to help increase public improvements and expand opportunities attracting people Downtown, the Downtown PID has been used for beautification projects on 15th Street and special events throughout the year such as SteinFest, Plano ArtFest, Plano Art Walk & Wine Night, Night Out on 15th, and the Movies in the Park series. Support from the PID encourages investment and activity in and around Downtown Plano and many of the city's heritage resources.

Downtown Plano Arts District

While the Downtown Plano Arts District does not have precise boundaries, it is generally described as the commercial core and the surrounding area within walking distance. Adopted in 2015, the city's Downtown Arts, Culture, and Events Plan identifies key objectives for the arts, including preserving historic buildings, encouraging adaptive reuse where appropriate, and establishing downtown as a destination for the arts and heritage tourism.

Summary of Issues

- ▲ No central preservation group exists in the community to coordinate preservation efforts.
- ▲ The roles of various groups and organizations engaged in preservation activity are not sufficiently clarified.
- ▲ There is uncertainty about the appropriate role/relationship of the City with advocacy groups.

Existing Partnerships Policy Statement

Strengthen existing partnerships that support preservation goals and objectives.

Recommendations

- ▲ Provide a forum to clarify the roles of groups and organizations that promote historic preservation.
- ▲ Work with existing neighborhood associations to promote good stewardship of historic properties and to provide educational materials about design review and Certificates of Appropriateness.
- ▲ Partner with regional preservation organizations to coordinate preservation efforts throughout the region and to promote cultural stories and events that connect Plano to other communities.
- ▲ Work with the city's Convention and Visitor's Bureau to increase heritage tourism and promotional efforts for the museums and districts.

New Partnerships Policy Statement

Foster new partnerships to share resources and reach new audiences.

Recommendations

- ▲ Create a central preservation advocacy group that coordinates preservation efforts in Plano.
- ▲ Encourage the creation of neighborhood associations in Plano's older neighborhoods where they do not exist.
- ▲ Pursue public-private partnerships with large corporations to develop new heritage preservation programming.
- ▲ Partner with local healthcare organizations to promote "healthy heritage walks" and other new programming that focuses on health and exercise, while educating community members about Plano's history and historic resources.
- ▲ Partner with the Chamber of Commerce to explain the benefits of locating a small business in a historic building.



"Path to Health" - a walking tour brochure sponsored by a healthcare company to promote healthy living while learning about historic resources



BENEFITS & PROTECTIONS

Management tools are the mechanisms for protecting heritage resources and providing technical assistance related to preservation. A diverse assortment of preservation tools based on national best practices and tailored to Plano should serve the city’s needs. Proper management begins with the identification of heritage resources through surveys and evaluation of potential historic significance. Maintaining a comprehensive, up-to-date survey provides property owners and public officials with important information that informs their decisions about the acquisition, designation, maintenance, and stewardship of historic structures. Maintaining this survey is also a condition of continuing the city’s Certified Local Government (CLG) status. The city and county’s Geographic Information Systems (GIS) are also important tools for identifying potentially significant resources, especially as new resources come of age. Additional data provided by the County Assessor also enhances the database. After surveys are updated, the designation, protection, and maintenance of heritage resources can be accomplished. In Plano, these tasks are accomplished through ordinances, underlying zoning, design guidelines, and a design review process.

Finally, heritage resources cannot be properly cared for without the application of incentives and benefits, which include financial assistance, regulatory relief, and technical assistance that help property owners maintain historic structures. Effective preservation programs offer special benefits to stimulate investment in historic structures, encourage owners to follow appropriate rehabilitation procedures, and assist those with limited budgets.

GOAL: Provide the necessary protections to preserve Plano’s heritage resources and provide quality incentives to support and empower Plano’s heritage partners and property owners.

IDENTIFICATION OF HERITAGE RESOURCES

Description

Identifying properties that could be eligible for designation as a heritage resource, either individually or as a district, is key to ensuring Plano’s heritage resources are preserved. The City of Plano utilizes the 50-year national threshold as the initial qualification for heritage resource designation consideration.

Surveys

A survey identifies which properties have historic, architectural, cultural, or archaeological significance and which do not. Surveys are conducted at three levels. Windshield-level survey (WLS) is conducted at the district level and focuses on neighborhood character. Reconnaissance-level survey (RLS) includes the documentation and research of individual structures. Intensive-level survey (ILS) supplements an RLS with more detailed documentation. Professionals conducting surveys use adopted criteria for determining significance.

SUBDIVISION NAME: DALLAS NORTH ESTATES #15-1
Plano, Collin County, TX

HHM ID 143005

Survey Date: 4/5/85

Coordinates: 31.02111020000001, 96.75469399999999

SECTION 1. BASIC INVENTORY	SECTION 2. PHYSICAL ATTRIBUTES
Subdivision type: Postwar Curvilinear Suburb	Landscaping: Lawn buffer, Sidewalks, Ornamental plantings
Lot shape: Deep rectangular	Features: Fencing, Flower beds, Hedges, Mature trees, Sidewalk
Year(s) Platted:	Typical Property: Single-family house
Construction date range: 1972-2005	Typical Style: Ranch Style
Current Use(s): Residential	Influences: Stories 1
Original Use(s): Residential	Exterior wall material: Brick
Count contiguous lots: 135	Distinctive features: Side-gable roof, Inset entry porches, chimneys, semi-circular fan-light windows, arched windows, garages at rear, shutters
Prior designation:	Arch. Emergency, Developer (Plano Star Courier, 1/1/25-1/3/70)
Prior documentation:	Integrity
Prior determinations:	% buildings constructed by 0.9899999999999999
Prior survey notes:	1975 (48 years)
	% buildings by 1975 remaining
	Integrity
	% acreage constructed by 0.9899999999999999
	1988 (15 years)
	Common building: Some windows replaced, Doors replaced
	alterations:
	Subdivision:
	alterations:
	Integrity notes:

Typical Reconnaissance Level Survey

In preparation for this 2024 update to the Heritage Preservation Plan, the City of Plano commissioned a WLS for properties and subdivisions constructed between 1970 and 1975, as well as an RLS of several properties recommended for more research during the last plan update in 2018. In total, 569 individual above-ground resources and 123 subdivisions were surveyed.

Properties “Coming of Age”

In order to keep up with Plano’s population boom in the mid-1960s, 70s, and 80s, many new buildings were constructed. Residential and commercial structures began to spread westward from Plano’s historic downtown to accommodate the growth in population. Many of these buildings also represent new architectural styles, such as mid-century modern and brutalist. The City must also consider these styles when determining the appropriate treatment for buildings as they reach 50 years of age.

Resource Identification and GIS

New technologies allow data gathering and evaluation to occur more effectively in many communities. One example used by the City of Plano is GIS. It contains many “layers” of information linked to parcels in the City that can help place an individual property into a broader historic context. Survey information in GIS can be combined with other property information to enable new, creative manipulation of data that can “predict” where historic structures may be located, therefore allowing data gathering and evaluation to occur more efficiently. It can also provide information that helps with broader sustainability and neighborhood planning work by identifying groups of historic structures. GIS provides the opportunity for property owners to upload information about their property to a website to share data with the community. This can ensure up-to-date documentation of a community’s historic resources.

Summary of Issues

- ▲ There is a lack of a comprehensive inventory of historic properties.
- ▲ The City needs to stay ahead of properties that will come of age within the 50-year threshold.
- ▲ The City needs to determine how to treat large corporate campuses as they become 50 years old.

Inventory Policy Statement

Maintain a comprehensive inventory of cultural and historic resources in Plano that provides a detailed understanding of Plano’s history and a base for preservation efforts.

Example of mid-century resources that are or will soon be “coming of age”

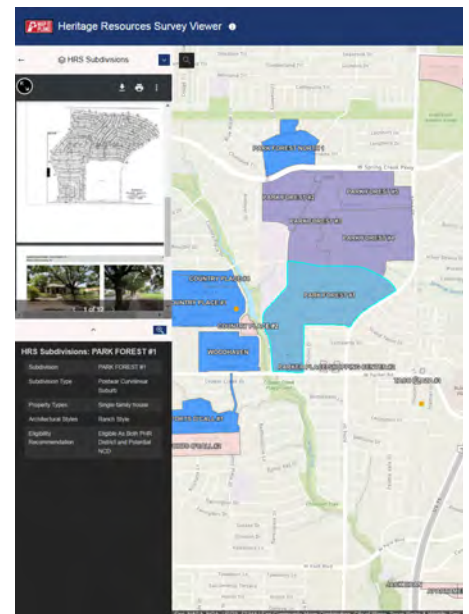


“

“Plano’s more recent history as the quintessential suburb needs to be documented and appreciated.”

- Online survey participant (2018)

”



Details and the survey form for Park Forest #1 shown in the Heritage Resource Survey Viewer GIS application

Integrity

The authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s historic or prehistoric period. The seven qualities are location, setting, feeling, association, design, workmanship, and materials. Source: Secretary of the Interior (NPS)



Legacy Park office building



Aerial view view of the JC Penny headquarters, as seen looking southeast



Aerial views of Legacy Park, as seen looking north

Recommendations

- Conduct surveys to identify properties and neighborhoods for potential heritage resources and conduct detailed surveys as needed.
- Prioritize survey implementation, especially for vulnerable areas.
- Review and update Plano's list of potential heritage resources as needed.

Identification Policy Statement

Develop a strategy for identifying the types of resources that will reach 50 years age over the next 20 years.

Recommendations

- Maintain an inventory of properties that will soon be 50 years old.
- Create a strategy for how to treat large corporate campuses as they become 50 years old.
- Develop a strategy for how to treat architectural styles that may be considered historic within the next 20 years, such as Mid-century Modern and Ranch.

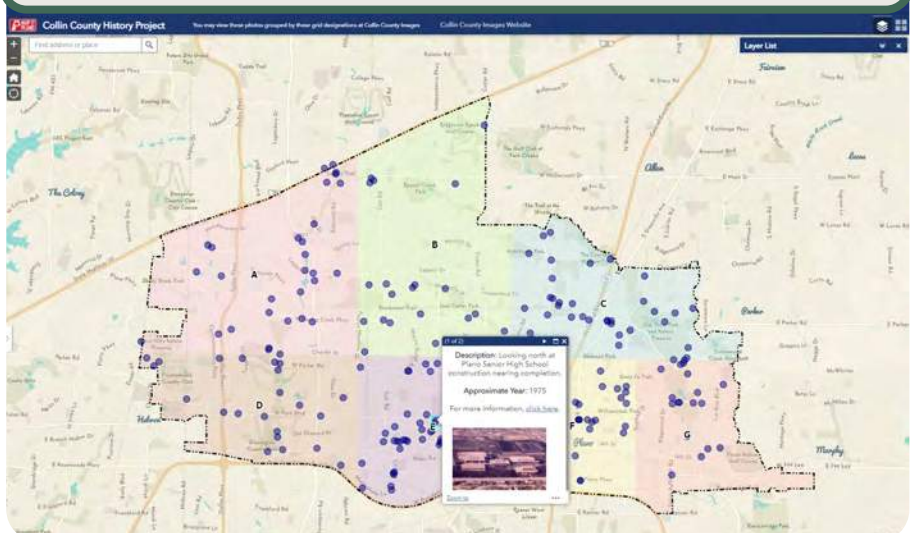
Information Accessibility Policy Statement

Ensure information regarding Plano's heritage resources is easily accessible and available.

Recommendations

- Compile all existing heritage resource survey data in a GIS database and share it online with the public.
- Update existing property files periodically to ensure the most current information is recorded and available on the city's website.
- Create GIS layers that consolidate all prior heritage designations to share online with the public.
- Consider creating an interactive component for an online database of important sites, buildings, and stories where community members can share stories, important sites, and photographs.

Online map linked to an archive of historic development photos in Plano



PROTECTING HERITAGE RESOURCES

Description

Once a heritage resource is identified, protection is key to maintaining the historic fabric of the city. Plano's primary management tools are the ordinances that guide historic preservation efforts as well as underlying zoning regulations, the design review process, and design standards that manage the treatment of the city's heritage resources. In addition to regulations at the local level, it will be important to consider how local regulations interact with state and federal regulations. In some cases, modifying the underlying zoning for a heritage district to more closely reflect traditional development patterns will reduce conflicts later in the design review. In neighborhoods not designated as heritage districts, applying for a Neighborhood Conservation District tool may be a consideration.

With the adoption of the city's *Comprehensive Plan 2021*, a new heritage preservation policy and associated action statements were adopted to guide preservation efforts in Plano. Steps to accomplishing almost all of the heritage preservation action statements have been taken. The following policies are part of Plano's heritage preservation program and, together, work to protect Plano's heritage resources.

Municipal Code

Ordinances in the Plano Municipal Code establish the basic rules for construction related to heritage resources and set forth the process for establishing protections for them. Article VI – Heritage Resource Preservation of Chapter 16 of the Municipal Code outlines specific policies for heritage preservation. The newly adopted Heritage Preservation Ordinance includes visual charts to assist property owners in navigating the heritage resource designation process and the Certificate of Appropriateness review process.

Zoning Ordinance

The basic regulations that shape development throughout Plano are provided in the Plano Zoning Ordinance. The zoning ordinance defines permitted uses and densities, as well as dimensional limits such as setbacks and building heights. It also includes base districts and overlay districts. Base zoning districts provide the regulations that apply to all properties throughout the city, while overlays provide additional context-specific regulations in certain areas. The code includes base zoning districts for residential, commercial, industrial, and other uses, as well as overlay districts such as the Heritage Resource Overlay District, which outlines appropriate uses and criteria for designation.

The Zoning Ordinance also provides opportunities to include specific design standards for communities, as it does for the Douglass Community. In the Douglass Community, standards are included that are consistent with the size, dimensions, and configurations of lots, and that also guide infill development to be compatible with historic buildings in the neighborhood, effectively creating a conservation district.

In some cases, the requirements of an "underlying" zoning district may conflict with goals and objectives for heritage preservation because they allow for development that may be out of character with the historic pattern. In other

“

“We need to protect the Texas Pool.”

- Online survey participant (2018)

”

Heritage Preservation Policy

Plano will embrace its unique historical character and authenticity by identifying and preserving historic and cultural resources that promote the understanding of the city's history and enrich the city's sense of place. Source: City of Plano, Comprehensive Plan 2021

Site

A site is the location of an important event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined or vanished, where the location itself possesses historical, cultural, or archaeological value regardless of the value of any existing structure. Examples of sites include a designated landscape, a natural feature having cultural significance, ruins of a building or structure, trail, village or habitation site. Source: Secretary of the Interior National Park Service



Cover of the Comprehensive Plan Annual Report

“**Plano is strong because of the efforts in its past. Don’t let the physical evidence of this past be lost.**”

- Online survey participant (2018)

Designation

When a property is “designated” as historic, it is listed on the local, state, and/or National Register of Historic Places. Designation recognizes the property as significant in one or more of a variety of categories including architectural style, history of the property, or association with an important event. Depending on the level of designation, a property may or may not be protected from demolition, and may or may not be able to take advantage of grants and tax incentives to promote the preservation of the property.

cases, zoning regulations may be incompatible with preservation goals because they are too restrictive.

Building Code

Requirements for fire safety, emergency exits, and other construction-related issues are outlined in Chapter 6, Article II of the Municipal Code. The City of Plano also uses the 2015 International Building Code.

Comprehensive Plan

Comprehensive Plan 2021, the city’s current comprehensive plan, is the key long-range guide for future growth, development, and redevelopment of the city. The plan provides policy and direction on a variety of topics, including land use, transportation, housing, and city services.

Design Review

As outlined in the newly adopted Heritage Preservation Ordinance, design review by the Heritage Commission or the Heritage Preservation Officer and an issuance of a Certificate of Appropriateness is required.

Design Standards

Design standards provide objective criteria for determining the appropriateness of treatments of existing buildings and include directions for compatible new development. While design standards are often written and used for design review, they also establish a threshold for appropriate design for the applicable areas. The City of Plano has one adopted set of design standards for each Heritage District.

Districts and Neighborhoods

Designating a specific geographic area as a “district” indicates common characteristics, history, or other features that tie the area together. Creating a district also presents an opportunity to brand it, publish advertisements specific to the district, and highlight the features that make it unique to invite the community to live, work, and play in the area. The City of Plano has two established historic districts – the Downtown Heritage District and the Haggard Park Heritage District. Haggard Park has adopted guidelines as well, although fairly limited. For the 2024 Heritage Preservation Plan update, the city contracted with HHM & Associates to survey subdivisions/city blocks platted between 1970 and 1975. HHM documented and evaluated 569 individual above-ground resources and 123 subdivisions. HHM findings reveal five PHR Districts and ten additional individual PHRs eligible for listing in 2024. Additionally, this was the first time that neighborhoods were surveyed and evaluated for NCD eligibility, with 34 determined to be potentially eligible. Four of these neighborhoods were found potentially eligible for listing as a PHR and an NCD.

Neighborhood Conservation Districts

An NCD protects the distinct architectural, physical, or visual character of Plano’s older neighborhoods. It reduces the impact of customized building, lot and zoning standards (setbacks, materials, roof slope, etc.). Only owners and residents in the individual neighborhood can request the creation of an NCD. This tool focuses on the neighborhood’s general form, scale, rhythm, design, style, and characteristics deemed important

to those who request it. The detailed regulations are outlined in the [NCD Ordinance](#), and more information is listed in the [NCD Manual](#).

Texas Statewide Preservation Plan

Every ten years, the Texas Historical Commission (THC) develops a Statewide Historic Preservation Plan, which outlines a vision for preservation of the state's historic and cultural resources, the values of the state, and the goals necessary to achieve the vision.

Summary of Issues

- ▲ Alternatives to heritage district designation are needed that will still protect Plano's heritage resources from demolition and incompatible development.
- ▲ The City's role in the management of potential heritage resources is unclear.

Designation Policy Statement

Encourage the designation of potential heritage resources.

Recommendations

- ▲ Engage with the owners of potential heritage resources to encourage designation and the associated benefits.
- ▲ Consider the use of Neighborhood Conservation Districts where full historic district designation is inappropriate.
- ▲ Consider the use of alternative tools to designation and how they could apply to Plano's historic resources, including overlays and underlying zoning.
- ▲ [Educate and engage with neighborhoods to encourage Neighborhood Conservation District designations.](#)

Protection Policy Statement

Maintain a regulatory framework to protect Plano's designated historic resources.

Recommendations

- ▲ Periodically evaluate the Heritage Preservation-related regulatory documents and make amendments as needed.
- ▲ Continue to utilize the Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings to guide appropriate treatment of Plano's historic resources.
- ▲ Encourage the relocation of historic resources in danger of demolition into existing heritage districts or neighborhoods, preferably within the same city or county.
- ▲ Identify heritage resources in significant disrepair and engage with property owners to encourage rehabilitation and prevent further deterioration or demolition by neglect.



Alternatives to heritage district designation are needed that will still protect Plano's heritage resources from demolition and McMansions.



Cover of the Statewide Historic Preservation Plan



The Fox-Haggard (Collinwood) House was moved from its original site to a new location prior to construction of Windhaven Meadows Park.



Cover of The Great Update Rebate brochure



Tax Exemption Program Participant decal that property owners can place on their buildings to indicate participation in the program

INCENTIVES & BENEFITS

Description

Effective preservation programs manage heritage resources through protective tools and incentives for property owners to designate. Effective incentives and benefits encourage property owners to follow appropriate rehabilitation procedures, stimulate investment in heritage resources, and assist those with limited budgets. Incentives and benefits can include:

- ▲ Financial or technical assistance.
- ▲ Tax or regulatory relief such as streamlined review.
- ▲ Special flexibility in building codes.

Summary of Issues

- ▲ Additional financial support is needed for heritage preservation.

Incentives, Benefits, & Recognition Policy Statement

Promote financial incentives and other benefits that stimulate investment in historic properties throughout Plano.

Recommendations

- ▲ Coordinate the existing heritage tax exemption and grant programs with other city programs, such as the Great Update Rebate.
- ▲ Create a façade improvement grant program to encourage rehabilitation of historic storefronts downtown.
- ▲ Encourage property owners to seek additional funding sources and economic incentive programs for maintenance and restoration.
- ▲ Inform property owners of available tax incentives by developing outreach materials and hosting workshops.
- ▲ Assist property owners with historic tax credit applications.
- ▲ Visually brand heritage districts and heritage landmarks through the use of plaques, markers, or other signs, and reward successful preservation efforts.
- ▲ Create a preservation awards program to raise awareness of preservation successes throughout Plano.



PROGRAM ADMINISTRATION

Effective administration is a critical part of a successful preservation program. It includes overall organization, the roles of various city departments, staffing, and procedures that work to ensure effective operation of the heritage preservation program. While the administration of this Plan will be through the City’s Planning Department, specifically the Heritage Preservation office, interdepartmental cooperation will be essential to the successful implementation of this Plan.

GOAL: The City of Plano will maintain a functional, integrated heritage preservation program and be a recognized leader in preservation efforts across the region.

ADMINISTRATION

Description

While the daily operation of the heritage preservation program is completed by the Heritage Preservation Officer, numerous departments and commissions assist with short and long-term operations to make the program a success.

Heritage & Information Division

The City of Plano’s Heritage & Information Division operates within the Planning Department. Heritage Preservation staff review nominations for heritage resources, including potential heritage landmarks, heritage districts, and NCDs; process Certificate of Appropriateness applications; support the Heritage Commission; and assist the public and other government agencies with heritage preservation issues. The city’s preservation staff consists of one full-time preservation planner, the Heritage Preservation Officer. Additional information about the administration of the program, including descriptions of the Heritage Commission and the responsibilities of the Heritage Preservation Officer can be found in Chapter 3 of this Plan.

Heritage Commission

The Heritage Commission represents community members that have an interest, competence, or knowledge in the following topics:



Plano Mayor and members of City Council attending an unveiling ceremony for a Recorded Texas Historic Landmark plaque at the Aldridge House



Heritage Commission members attending Plano's 150th Birthday Celebration in Haggard Park



Members of Plano's Heritage Commission, as of March 25, 2024

Heritage Preservation Website

Visit the Heritage Preservation Website for more information:

<https://www.plano.gov/1054/Heritage-Preservation>

Municipal Code

Information regarding the Plano Municipal Code is available at:

<https://library.municode.com/tx/plano>

Zoning Ordinance

Plano's Zoning Ordinance is available at:

<https://www.plano.gov/1277/Zoning-Ordinance>

2015 International Building Code

The 2015 International Building Code is available at:

<https://codes.iccsafe.org/>

Heritage Commission

Details regarding Plano's Heritage Commission are available at:

<https://www.plano.gov/1225/Heritage-Commission>

Property Standards for Downtown

The Downtown and Haggard Park Heritage Resource District Design Standards can be found at:

<https://www.plano.gov/1082/Locally-Designated-District>

The Commission is responsible for reviewing Certificates of Appropriateness, evaluating the definition of heritage resources, and reviewing and recommending heritage grant and tax exemptions.

Summary of Issues

- ▲ Lack of consistency and some miscommunication among city departments regarding programs being used (e.g., TRAKiT)
- ▲ Occasional overload of Heritage Preservation staff
- ▲ Need for stronger code enforcement for Certificate of Appropriateness related violations

Administration Policy Statement

Promote collaboration among city departments, boards, and commissions to support preservation objectives and ensure that administrative resources are adequate for the efficient operation of the heritage preservation program.

Recommendations

- ▲ Create a clear interdepartmental strategy to ensure the efficient and consistent review and inspection of heritage-related projects and enforcement of the Heritage Preservation Ordinance.
- ▲ Continue to foster communication between the Heritage Commission, Planning and Zoning Commission and City Council regarding development projects and rezoning cases that have the potential to affect Plano's heritage resources.
- ▲ Maintain subcommittees of Heritage Commissioners as needed to aid the Heritage Commission with various projects that may arise.
- ▲ Dedicate sufficient staff time and explore opportunities to involve interns and volunteers to assist with the heritage preservation program.
- ▲ Maintain status and standards of a Certified Local Government (CLG) with the Texas Historical Commission (THC) and utilize its benefits to successfully achieve the goals of the heritage preservation program.
- ▲ Establish a regularly-scheduled preservation planning and review training program for City staff and commissions.
- ▲ Improve collaboration and communication among city departments in heritage-related permitting, and project review processes.